

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Bunurong Place Cranbourne VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,500

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8 Marnebeck Court Cranbourne VIC 3977	\$553,000	09-Feb-21
3 Marnebeck Court Cranbourne VIC 3977	\$535,000	24-Feb-21
58 Duff Street Cranbourne VIC 3977	\$585,000	28-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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8 Marnebeck Court Cranbourne VIC 3977 Sold Price **\$553,000** Sold Date **09-Feb-21**

3 - 2

Distance **0.05km**



3 Marnebeck Court Cranbourne VIC 3977 Sold Price **\$535,000** Sold Date **24-Feb-21**

3 1 3

Distance **0.09km**



58 Duff Street Cranbourne VIC 3977 Sold Price ^{RS} **\$585,000** Sold Date **28-Mar-21**

3 1 4

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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