

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

3/4 MUNDARING DRIVE 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2021

to

30 Apr 2022

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

3/45 STAWELL STREET CRANBOURNE VIC 3977	\$510,000	14-Apr-22

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.

This Statement of Information was prepared on: 30 May 2022

Casey Estate Agents

M 03 5991 3888

E info@caseyestateagents.melbourne



**3/45 STAWELL STREET
CRANBOURNE VIC 3977**

2 2 1

Sold Price

^{RS}

\$510,000

Sold Date

14-Apr-22

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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