

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

2/36 Codrington Street 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2020

to

28 Feb 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

1/27-29 Bakewell Street Cranbourne VIC 3977	\$482,000	15-Jan-21
2/50 Cochrane Street Cranbourne VIC 3977	\$512,000	02-Nov-20
2/22 Dearing Avenue Cranbourne VIC 3977	\$485,000	24-Nov-20

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: 05 March 2021



**1/27-29 Bakewell Street
Cranbourne VIC 3977**

3 2 1

Sold Price ^{RS} **\$482,000** Sold Date **15-Jan-21**

Distance **0.25km**



**2/50 Cochrane Street Cranbourne
VIC 3977**

3 - 2

Sold Price **\$512,000** Sold Date **02-Nov-20**

Distance **0.76km**



**2/22 Dearing Avenue Cranbourne
VIC 3977**

3 2 2

Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **24-Nov-20**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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