

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

1/52 Bowen 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 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

41A Lurline Street Cranbourne VIC 3977	\$547,000	26-Oct-21
119B Clarendon Street Cranbourne VIC 3977	\$586,000	11-Sep-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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Casey Estate Agents

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41A Lurline Street Cranbourne VIC 3977

Sold Price

\$547,000

Sold Date

26-Oct-21

3 2 2

Distance

1.63km



119B Clarendon Street Cranbourne VIC 3977

Sold Price

\$586,000

Sold Date

11-Sep-21

3 2 2

Distance

0.69km

119B CLARENDON ST, CRANBOURNE

RS = Recent sale

UN = Undisclosed Sale

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