

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

2/3 Delmont Court 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2020

to

31 Aug 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

1/3 Delmont Court Cranbourne VIC 3977	\$465,000	21-Jun-21
1/3 Brumby Court Cranbourne VIC 3977	\$461,000	29-Mar-21
5A Hoddle Court Cranbourne VIC 3977	\$410,000	23-Jun-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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1/3 Delmont Court Cranbourne VIC 3977

2 1 -

Sold Price

\$465,000

Sold Date

21-Jun-21

Distance

0.01km



1/3 Brumby Court Cranbourne VIC 3977

3 1 1

Sold Price

\$461,000

Sold Date

29-Mar-21

Distance

0.23km



5A Hoddle Court Cranbourne VIC 3977

2 1 1

Sold Price

\$410,000

Sold Date

23-Jun-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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