# 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

7 CANDICE GROVE CRANBOURNE VIC 3977

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	5 38000000	&	\$880,000		
<b>Median sale price</b> (*Delete house or unit as applicable)							
Median Price	\$639,499	Property type	House	Suburb	Cranbourne		

31 Aug 2023

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

01 Sep 2022

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.

to

Address of comparable property	Price	Date of sale
8 TOPP STREET CRANBOURNE VIC 3977	\$840,000	10-Aug-23
4 SNEAD BOULEVARD CRANBOURNE VIC 3977	\$830,000	05-Sep-23
42 ERINDALE STREET CRANBOURNE WEST VIC 3977	\$862,600	10-Aug-23

#### 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: 21 September 2023

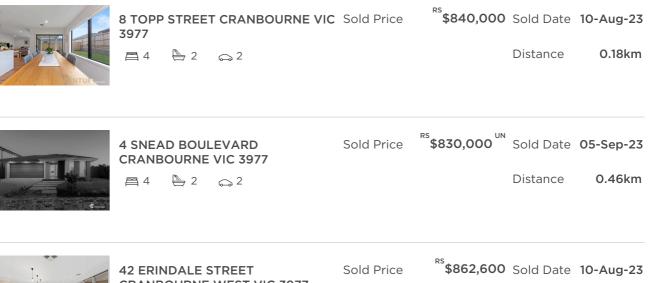
Source



Corelogic

consumer.vic.gov.au

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 42 ERINDALE STREET
 Sold Price
 \$662,600 Sold Date
 10-Aug-23

 CRANBOURNE WEST VIC 3977

  $\blacksquare$  4
  $\bigcirc$  2
  $\bigcirc$  3

 Distance
 1.48km

RS = Recent sale UN = Undisclosed Sale

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