

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

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,499

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

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

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8 TOPP STREET CRANBOURNE VIC 3977

Sold Price

^{RS} **\$840,000**

Sold Date **10-Aug-23**

4 2 2

Distance **0.18km**



**4 SNEAD BOULEVARD
CRANBOURNE VIC 3977**

Sold Price

^{RS} **\$830,000** ^{UN}

Sold Date **05-Sep-23**

4 2 2

Distance **0.46km**



**42 ERINDALE STREET
CRANBOURNE WEST VIC 3977**

Sold Price

^{RS} **\$862,600**

Sold Date **10-Aug-23**

4 2 3

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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