

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/24 Alexander Street, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$350,000

&

\$380,000

Median sale price

Median price

\$414,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

28/04/2020

to

29/04/2020

Source

REALESTATE.COM.AU

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/22 WALTER STREET, CRANBOURNE VIC 3977	\$365,000	13/03/2020
1/16 LECKY STREET, CRANBOURNE VIC 3977	\$367,000	10/01/2020
2/38 STAWELL STREET, CRANBOURNE VIC 3977	\$377,000	11/02/2020

This Statement of Information was prepared on: 29/04/2020