

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

3/117 CLARENDON 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Nov 2021

to

31 Oct 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

2/20 STAWELL STREET CRANBOURNE VIC 3977	\$455,000	17-Jul-22
41 LURLINE STREET CRANBOURNE VIC 3977	\$457,300	21-May-22
2/216 SLADEN STREET CRANBOURNE VIC 3977	\$457,000	10-Jun-22

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: 17 November 2022



2/20 STAWELL STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$455,000** Sold Date **17-Jul-22**

Distance **0.39km**



41 LURLINE STREET CRANBOURNE VIC 3977

2 1 -

Sold Price **\$457,300** Sold Date **21-May-22**

Distance **0.94km**



2/216 SLADEN STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$457,000** Sold Date **10-Jun-22**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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