

## 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

60 CLAIRMONT AVENUE CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2021

to

31 Mar 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

10 ARDMORE STREET CRANBOURNE VIC 3977	\$580,000	29-Sep-21
8 GLENBOURNE ROAD CRANBOURNE VIC 3977	\$570,000	17-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.

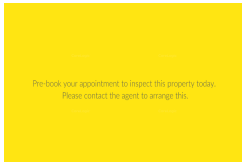
This Statement of Information was prepared on: 14 April 2022


**10 ARDMORE STREET  
CRANBOURNE VIC 3977**

 3
  1
  2

Sold Price **\$580,000** Sold Date **29-Sep-21**

Distance -


**8 GLENBOURNE ROAD  
CRANBOURNE VIC 3977**

 4
  1
  4

Sold Price **\$570,000** Sold Date **17-Jun-21**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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