

## 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

10 WILAM COURT CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$638,000

### 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

9 HOVELL COURT CRANBOURNE VIC 3977	\$610,000	03-Mar-23
4 WILAM COURT CRANBOURNE VIC 3977	\$575,000	14-Sep-23
45 DUFF STREET CRANBOURNE VIC 3977	\$655,000	22-Aug-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.~~

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## 9 HOVELL COURT CRANBOURNE VIC 3977

4 2 2

Sold Price

**\$610,000**

Sold Date

**03-Mar-23**

Distance

**0.19km**



## 4 WILAM COURT CRANBOURNE VIC 3977

3 1 2

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date

**14-Sep-23**

Distance

**0.05km**



## 45 DUFF STREET CRANBOURNE VIC 3977

3 2 3

Sold Price

**\$655,000**

Sold Date

**22-Aug-22**

Distance

**0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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