

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 8 Venus Place, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$639,000

&

\$689,000

Median sale price

Median price

\$615,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

18/05/2021

to

17/05/2022

Source

realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
5 MERRIJIG AVENUE, CRANBOURNE VIC 3977	\$670,000	21/03/2022
19 BREASTOR STREET. CRANBOURNE	\$682,500	01/04/2022
7 PHARAOH DRIVE, CRANBOURNE VIC 3977	\$660,000	07/02/2022

This Statement of Information was prepared on: 17/05/2022