

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

1/14 BRUNT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2022

to

28 Feb 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

8/15-17 LYALL STREET CRANBOURNE VIC 3977	\$482,500	05-Jul-22
2/10 LECKY STREET CRANBOURNE VIC 3977	\$502,000	26-Oct-22
4/27-29 BAKEWELL STREET CRANBOURNE VIC 3977	\$520,000	07-Dec-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: 22 March 2023

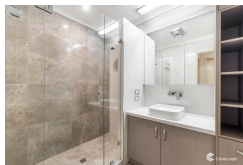


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**8/15-17 LYALL STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price

\$482,500

Sold Date

05-Jul-22

Distance

0.3km



**2/10 LECKY STREET CRANBOURNE
VIC 3977**

2 1 1

Sold Price

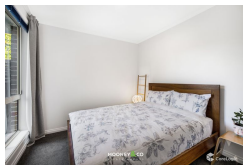
\$502,000

Sold Date

26-Oct-22

Distance

0.46km



**4/27-29 BAKEWELL STREET
CRANBOURNE VIC 3977**

2 2 1

Sold Price

\$520,000

Sold Date

07-Dec-22

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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