

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 Satin 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne

Period-from

01 Feb 2021

to

31 Jan 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

40 Phoenix Avenue Cranbourne VIC 3977	\$825,000	12-Oct-21
6 Dunmore Court Cranbourne VIC 3977	\$830,500	21-Oct-21
19 Flametree Circuit Cranbourne VIC 3977	\$850,000	10-Jan-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: 08 February 2022



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40 Phoenix Avenue Cranbourne VIC 3977

Sold Price

\$825,000

Sold Date

12-Oct-21

4 2 2

Distance

0.87km



6 Dunmore Court Cranbourne VIC 3977

Sold Price

\$830,500

Sold Date

21-Oct-21

4 2 5

Distance

1.01km



19 Flametree Circuit Cranbourne VIC 3977

Sold Price

^{RS} **\$850,000**

Sold Date

10-Jan-22

4 2 2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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