

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

7 HOTHAM 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,050

Property type

House

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

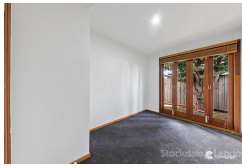
Date of sale

3/117 CLARENDON STREET CRANBOURNE VIC 3977	\$435,000	17-Jan-23
1/158 CLARENDON STREET CRANBOURNE VIC 3977	\$415,000	23-Nov-22
3/11 LYALL STREET CRANBOURNE VIC 3977	\$451,500	17-Oct-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: 07 March 2023


**3/117 CLARENDON STREET
CRANBOURNE VIC 3977**

 2
  1
  1

Sold Price **\$435,000** Sold Date **17-Jan-23**

Distance **0.4km**


**1/158 CLARENDON STREET
CRANBOURNE VIC 3977**

 2
  1
  2

Sold Price **\$415,000** Sold Date **23-Nov-22**

Distance **0.41km**


**3/11 LYALL STREET CRANBOURNE
VIC 3977**

 2
  1
  1

Sold Price **\$451,500** Sold Date **17-Oct-22**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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