

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

2/11 Alexander 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

\$445,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 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

1/13 Normanby Street Cranbourne VIC 3977	\$455,000	18-Oct-21
2/27 Bowen Street Cranbourne VIC 3977	\$493,000	10-Feb-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: 04 March 2022

**1/13 Normanby Street Cranbourne
VIC 3977**

2 1 1

Sold Price

\$455,000

Sold Date

18-Oct-21

Distance

0.68km**2/27 Bowen Street Cranbourne VIC
3977**

2 1 1

Sold Price

^{RS}**\$493,000**^{UN}

Sold Date

10-Feb-22

Distance

0.87km**RS** = Recent sale**UN** = Undisclosed Sale

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