

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

4 BRUMBY COURT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,725

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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 HALSTEAD COURT CRANBOURNE VIC 3977	\$682,000	03-Jul-23
48 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$705,000	24-Apr-24
10 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$680,000	16-Oct-23

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: 21 August 2024



1 HALSTEAD COURT CRANBOURNE VIC 3977

3 2 -

Sold Price **\$682,000** Sold Date **03-Jul-23**

Distance **0.12km**



48 CLAIRMONT AVENUE CRANBOURNE VIC 3977

3 2 2

Sold Price **\$705,000** Sold Date **24-Apr-24**

Distance **0.22km**



10 CLAIRMONT AVENUE CRANBOURNE VIC 3977

3 2 4

Sold Price **\$680,000** Sold Date **16-Oct-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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