

## 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

3/8 WILLIAM STREET CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Apr 2021

to

31 Mar 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

3/35 JILLIAN STREET CRANBOURNE VIC 3977	\$550,000	21-Oct-21
7/77 CLARENDON STREET CRANBOURNE VIC 3977	\$521,000	21-Dec-21
41A LURLINE STREET CRANBOURNE VIC 3977	\$547,000	26-Oct-21

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: 18 April 2022



**3/35 JILLIAN STREET  
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$550,000** Sold Date **21-Oct-21**

Distance **0.47km**



**7/77 CLARENDON STREET  
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$521,000** Sold Date **21-Dec-21**

Distance **0.21km**



**41A LURLINE STREET  
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$547,000** Sold Date **26-Oct-21**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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