

## 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

16 RYDER 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Land

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

13 RYDER STREET CRANBOURNE VIC 3977	\$421,000	11-Nov-21
8 CADDIE STREET CRANBOURNE VIC 3977	\$450,000	27-Sep-21
37 ERINDALE STREET CRANBOURNE WEST VIC 3977	\$447,000	03-Jul-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: 08 March 2022



**13 RYDER STREET CRANBOURNE  
VIC 3977**

 -  -  -

Sold Price

**\$421,000**

Sold Date

**11-Nov-21**

Distance

**0.03km**



**8 CADDIE STREET CRANBOURNE  
VIC 3977**

 3  -  -

Sold Price

**\$450,000**

Sold Date

**27-Sep-21**

Distance

**0.13km**



**37 ERINDALE STREET  
CRANBOURNE WEST VIC 3977**

 4  2  -

Sold Price

**\$447,000**

Sold Date

**03-Jul-21**

Distance

**1.74km**

RS = Recent sale

UN = Undisclosed Sale

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