

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

2/2 Isaac Smith Crescent 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

\$365,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jun 2020

to

31 May 2021

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

1/8 Alexander Street Cranbourne VIC 3977	\$411,000	19-Apr-21
4/7-9 Tucker Street Cranbourne VIC 3977	\$375,000	21-Feb-21
2/220-222 Monahans Road Cranbourne VIC 3977	\$397,500	14-Apr-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: 17 June 2021



1/8 Alexander Street Cranbourne VIC 3977

 2  1  1

Sold Price

\$411,000

Sold Date

19-Apr-21

Distance

1.17km



4/7-9 Tucker Street Cranbourne VIC 3977

 2  1  1

Sold Price

\$375,000

Sold Date

21-Feb-21

Distance

1.19km



2/220-222 Monahans Road Cranbourne VIC 3977

 2  1  1

Sold Price

\$397,500

Sold Date

14-Apr-21

Distance

1.94km



2 Annand Close Cranbourne West VIC 3977

 3  1  1

Sold Price

\$440,000

Sold Date

30-Mar-21

Distance

0.76km



3 Harry Street Cranbourne VIC 3977

 3  1  1

Sold Price

\$395,000

Sold Date

15-Mar-21

Distance

0.92km

Notes from your agent

older unrenovated inside

RS = Recent sale

UN = Undisclosed Sale

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2 Jacinta Drive Cranbourne West VIC 3977

 3  1  1

Sold Price **\$455,000** Sold Date **05-Apr-21**

Distance **1.1km**



2 Duff Street Cranbourne VIC 3977

 2  1  1

Sold Price ^{RS} - Sold Date **12-Apr-21**

Distance **1.28km**



3/20 Duff Street Cranbourne VIC 3977

 2  1  1

Sold Price Sold Date **06-Apr-21**

Distance **1.41km**



4/203-205 South Gippsland Highway Cranbourne VIC 3977

 2  1  1

Sold Price **\$405,000** Sold Date **01-Mar-21**

Distance **1.43km**



2/2 Grace Street Cranbourne VIC 3977

 2  1  1

Sold Price **\$390,000** Sold Date **27-Mar-21**

Distance **1.51km**



1/25 Childers Street Cranbourne VIC 3977

 2  1  1

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **11-May-21**

Distance **1.83km**

RS = Recent sale UN = Undisclosed Sale

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3/6 Russell Street Cranbourne VIC 3977 Sold Price **\$400,000** Sold Date **24-Mar-21**
 Distance **2.01km**

2 1 -



3/1 Arnold Street Cranbourne VIC 3977 Sold Price **\$404,500** Sold Date **10-Mar-21**
 Distance **2.12km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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