

## 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

27 Broadstone Way 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

\$765,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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

4 Elk Turn Cranbourne VIC 3977	\$752,500	16-Apr-19
12 Hilda Way Cranbourne VIC 3977	\$820,000	10-Aug-19
5 Grandeur Court Cranbourne VIC 3977	\$830,000	01-Apr-19

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: 23 September 2019



**4 Elk Turn Cranbourne VIC 3977**

Sold Price

**\$752,500**

Sold Date

**16-Apr-19**

 3  2  4

Distance

**0.42km**



**12 Hilda Way Cranbourne VIC 3977**

Sold Price

**\$820,000**

Sold Date

**10-Aug-19**

 5  3  3

Distance

**0.6km**



**5 Grandeur Court Cranbourne VIC 3977**

Sold Price

**\$830,000**

Sold Date

**01-Apr-19**

 4  2  4

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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