

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 33 Valencia Circuit, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$580,000

&

\$610,000

Median sale price

Median price

\$601,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/07/2019

to

02/07/2020

Source

REALESTATE.COM.AU

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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 CLEOPATRA DRIVE, CRANBOURNE VIC 3977	\$550,000	24/05/2020
24 MERRIJIG AVENUE, CRANBOURNE VIC 3977	\$570,000	26/04/2020
56 PHOENIX AVENUE, CRANBOURNE VIC 3977	\$600,000	18/09/2020

This Statement of Information was prepared on: 10/07/2020