

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

1/21 ALEXANDER STREET 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

| | | |
|---|-----------|-----------|
| 2/11 ALEXANDER STREET CRANBOURNE VIC 3977 | \$480,000 | 13-Jun-24 |
| 4/203-205 SOUTH GIPPSLAND HIGHWAY CRANBOURNE VIC 3977 | \$445,000 | 12-Jul-24 |
| 1/79-81 CLARENDON STREET CRANBOURNE VIC 3977 | \$470,500 | 12-Jul-24 |

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 July 2024



**2/11 ALEXANDER STREET
CRANBOURNE VIC 3977**

2 1 2

Sold Price **\$480,000** Sold Date **13-Jun-24**

Distance **0.1km**



**4/203-205 SOUTH GIPPSLAND
HIGHWAY CRANBOURNE VIC 3977**

2 1 1

Sold Price ^{RS} **\$445,000** Sold Date **12-Jul-24**

Distance **0.16km**



**1/79-81 CLARENDON STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price ^{RS} **\$470,500** Sold Date **12-Jul-24**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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