

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

8 Bowen 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/12 Bundjil Court Cranbourne VIC 3977	\$425,000	22-Jul-20
41 Jillian Street Cranbourne VIC 3977	\$417,500	29-Jun-20
52A Lesdon Avenue Cranbourne VIC 3977	\$440,000	05-Jun-20

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: 01 December 2020



1/12 Bundjil Court Cranbourne VIC 3977

3 1 1

Sold Price

\$425,000

Sold Date

22-Jul-20

Distance

1.07km



41 Jillian Street Cranbourne VIC 3977

3 1 1

Sold Price

\$417,500

Sold Date

29-Jun-20

Distance

1.09km



52A Lesdon Avenue Cranbourne VIC 3977

3 2 2

Sold Price

\$440,000

Sold Date

05-Jun-20

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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