

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

1/20 Circle Drive North 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/31 Virginia Street Cranbourne VIC 3977	\$443,000	18-Sep-21
15/224 Monahans Road Cranbourne VIC 3977	\$445,000	16-Nov-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: 24 February 2022



2/31 Virginia Street Cranbourne VIC 3977

Sold Price

\$443,000

Sold Date

18-Sep-21

3

1

-

Distance

0.68km



15/224 Monahans Road Cranbourne VIC 3977

Sold Price

\$445,000

Sold Date

16-Nov-21

3

1

1

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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