

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	46 Clarendon Street Cranbourne, 3977
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Indicative selling price

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

Range between	\$680,000 & \$720,000
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Median sale price

Median price	\$750,000	Property Type	HOUSE	Suburb	CRANBOURNE
Period - From	31-Oct-2022	to	30-Sep-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	13 Marylyn Place, Cranbourne, Vic 3977	\$680,000	26-Aug-2023
2	8 Sidney Street, Cranbourne, Vic 3977	\$695,000	07-Aug-2023
3	1 Halstead Court, Cranbourne, Vic 3977	\$682,000	18-Jul-2023

This statement of information was prepared on 05-Apr-2024 at 12:28:59 PM EST