

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

4 KINGSBARN COURT 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,050

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

43 DUNFERLINE CRESCENT CRANBOURNE VIC 3977	\$705,000	23-Oct-22
8 SILVERSTONE DRIVE CRANBOURNE VIC 3977	\$735,000	24-Jan-23

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: 20 April 2023


**43 DUNFERLINE CRESCENT
CRANBOURNE VIC 3977**
 4  2  2

Sold Price **\$705,000** Sold Date **23-Oct-22**

Distance **0.09km**

**8 SILVERSTONE DRIVE
CRANBOURNE VIC 3977**
 4  2  2

Sold Price **\$735,000** Sold Date **24-Jan-23**

Distance **0.84km**
RS = Recent sale

UN = Undisclosed Sale

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