

## 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

39/2 Rochester Parade Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$363,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Cranbourne East

Period-from

01 Jul 2020

to

30 Jun 2021

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

8/278 Narre Warren Road Cranbourne East VIC 3977	\$398,000	24-Apr-21
2/1 Arnold Street Cranbourne VIC 3977	\$398,000	28-Apr-21
4/38 Stawell Street Cranbourne VIC 3977	\$370,000	23-Apr-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: 12 July 2021



**8/278 Narre Warren Road  
Cranbourne East VIC 3977**

 2  1  1

Sold Price **\$398,000** Sold Date **24-Apr-21**

Distance **0.48km**



**2/1 Arnold Street Cranbourne VIC  
3977**

 2  1  1

Sold Price

Sold Date **28-Apr-21**

Distance **0.79km**



**4/38 Stawell Street Cranbourne VIC  
3977**

 3  1  1

Sold Price

**\$370,000** Sold Date **23-Apr-21**

Distance **1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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