

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 Sidney 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

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jan 2021

to

31 Dec 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

2 Curtis Court Cranbourne VIC 3977	\$650,000	15-Oct-21
64 Elizabeth Street Cranbourne North VIC 3977	\$650,000	28-Oct-21
9 Tinara Court Cranbourne North VIC 3977	\$679,000	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: 04 January 2022



2 Curtis Court Cranbourne VIC 3977 Sold Price **\$650,000** Sold Date **15-Oct-21**

 3  2  2

Distance **0.46km**



64 Elizabeth Street Cranbourne North VIC 3977 Sold Price Sold Date **28-Oct-21**

 3  2  2

Distance **1.98km**



9 Tinara Court Cranbourne North VIC 3977 Sold Price **\$679,000** Sold Date **16-Nov-21**

 3  2  2

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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