

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

3 Cleopatra Drive 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,397

Property type

Land

Suburb

Cranbourne

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

4 Merion Vista Cranbourne VIC 3977	\$705,000	26-Feb-21
10 Durnoch Place Cranbourne VIC 3977	\$799,999	25-Jan-21
3 Muirfield Close Cranbourne VIC 3977	\$727,000	12-May-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: 05 July 2021



4 Merion Vista Cranbourne VIC 3977

4 2 2

Sold Price **\$705,000** Sold Date **26-Feb-21**

Distance **3.78km**



10 Durnoch Place Cranbourne VIC 3977

4 2 2

Sold Price **\$799,999** Sold Date **25-Jan-21**

Distance **4.52km**



3 Muirfield Close Cranbourne VIC 3977

4 2 2

Sold Price ^{RS} **\$727,000** Sold Date **12-May-21**

Distance **4.62km**

RS = Recent sale

UN = Undisclosed Sale

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