

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 KARA WALK 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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 KARA WALK CRANBOURNE VIC 3977	\$572,000	18-Feb-22
11 DUNBAR AVENUE CRANBOURNE VIC 3977	\$605,000	14-Feb-22
5 HOVELL COURT CRANBOURNE VIC 3977	\$600,000	16-Dec-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: 16 March 2022



2 KARA WALK CRANBOURNE VIC 3977

Sold Price

^{RS}

\$572,000

Sold Date

18-Feb-22



3



1



2

Distance

0.02km



**11 DUNBAR AVENUE
CRANBOURNE VIC 3977**

Sold Price

^{RS}

\$605,000

Sold Date

14-Feb-22



3



1



1

Distance

0.23km



**5 HOVELL COURT CRANBOURNE
VIC 3977**

Sold Price

\$600,000

Sold Date

16-Dec-21



3



1



2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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