

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

3/20 Duff 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2020

to

28 Feb 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

4/79-81 Clarendon Street Cranbourne VIC 3977	\$380,000	21-Jan-21
3/53 Loch Street Cranbourne VIC 3977	\$400,000	27-Oct-20
3/19 Lyall Street Cranbourne VIC 3977	\$390,000	30-Nov-20

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: 24 March 2021



**4/79-81 Clarendon Street
Cranbourne VIC 3977**

 2  1  2

Sold Price **\$380,000** Sold Date **21-Jan-21**

Distance **0.32km**



**3/53 Loch Street Cranbourne VIC
3977**

 2  1  1

Sold Price **\$400,000** Sold Date **27-Oct-20**

Distance **0.92km**



**3/19 Lyall Street Cranbourne VIC
3977**

 2  1  1

Sold Price **\$390,000** Sold Date **30-Nov-20**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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