

## 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

6/7-9 TUCKER STREET CRANBOURNE 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

\$430,000

&

\$473,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

|  |           |           |
|--|-----------|-----------|
| 1/17 TUCKER STREET CRANBOURNE VIC 3977       | \$450,000 | 08-Jul-24 |
| 1/79-81 CLARENDON STREET CRANBOURNE VIC 3977 | \$470,500 | 09-Jul-24 |
| 2/22 WALTER STREET CRANBOURNE VIC 3977       | \$460,000 | 23-Sep-24 |

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: 08 January 2025



**1/17 TUCKER STREET  
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$450,000** Sold Date **08-Jul-24**

Distance **0.08km**



**1/79-81 CLARENDON STREET  
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$470,500** Sold Date **09-Jul-24**

Distance **0.41km**



**2/22 WALTER STREET  
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$460,000** Sold Date **23-Sep-24**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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