Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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 \$605,000 Property type House Suburb Cranbourne Period-from 01 Feb 2021 to 31 Jan 2022 Source Corelogic Comparable property sales (*Delete A or B below as applicable)	Property offered for sal	e						
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 \$605,000 Property type House Suburb Cranbourne Period-from 01 Feb 2021 to 31 Jan 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.	Including suburb and	19 Braestar Street Cranbourne VIC 3977						
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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.	Median Price	\$605,000	\$605,000 Property type			House	Suburb	Cranbourne
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Address of comparable property Price Date of sale	A* These are the three	veroperties sold with	hin two	kilometres o	of the p	oroperty for sale		
								Date of sale

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: 17 February 2022



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