

## 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

44 SPARROW 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

\$855,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2021

to

31 Jul 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

46 SPARROW STREET CRANBOURNE VIC 3977	\$902,000	03-Mar-22
20 SNEAD BOULEVARD CRANBOURNE VIC 3977	\$900,000	30-May-22
22 FERNDOWN DRIVE CRANBOURNE VIC 3977	\$870,000	06-May-22

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: 31 August 2022



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**46 SPARROW STREET  
CRANBOURNE VIC 3977**

4 3 2

Sold Price **\$902,000** Sold Date **03-Mar-22**

Distance **0.01km**



**20 SNEAD BOULEVARD  
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$900,000** Sold Date **30-May-22**

Distance **0.28km**

**22 FERNDOWN DRIVE  
CRANBOURNE VIC 3977**

5 2 2

Sold Price **\$870,000** Sold Date **06-May-22**

Distance **1.06km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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