

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

3/41-45 VALENCIA CIRCUIT 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,777

Property type

Unit

Suburb

Cranbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$495,000	14-Jun-22
10/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$480,000	20-Dec-22
7/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$496,000	08-Jul-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.

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2/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977

2 1 1

Sold Price **\$495,000** Sold Date **14-Jun-22**

Distance **0.01km**



10/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977

2 1 1

Sold Price **\$480,000** Sold Date **20-Dec-22**

Distance **0.02km**



7/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977

2 1 1

Sold Price **\$496,000** Sold Date **08-Jul-22**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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