

## 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

33 WOODRIGHT CIRCUIT 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2021

to

31 Aug 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

18 DENISTOUN CRESCENT CRANBOURNE VIC 3977	\$600,000	01-Jul-22
9A CAMPBELL PARADE CRANBOURNE VIC 3977	\$600,000	18-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.

This Statement of Information was prepared on: 27 September 2022


**18 DENISTOUN CRESCENT  
CRANBOURNE VIC 3977**
 3    2    2

Sold Price      **\$600,000**      Sold Date      **01-Jul-22**

Distance      **0.14km**

**9A CAMPBELL PARADE  
CRANBOURNE VIC 3977**
 3    2    2

Sold Price      Sold Date      **18-Jul-22**

Distance      **1.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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