

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

4 PEPPERBUSH 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 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

68 MARYLYN PLACE CRANBOURNE VIC 3977	\$795,000	14-Oct-21
19 FLAMETREE CIRCUIT CRANBOURNE VIC 3977	\$850,000	21-Dec-21

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: 15 March 2022



**68 MARYLYN PLACE
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$795,000** Sold Date **14-Oct-21**

Distance **0.93km**



**19 FLAMETREE CIRCUIT
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$850,000** Sold Date **21-Dec-21**

Distance **0.24km**

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

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