

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	6 Valma Avenue, Cranbourne, VIC 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$595,000	&	\$625,000
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Median sale price

Median price	\$668,750	Property Type	House	Suburb	Cranbourne (3977)
Period - From	01/07/2023	to	31/12/2023	Source	Pricefinder.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
10 WILAM COURT, CRANBOURNE VIC 3977	\$610,000	20/11/2023
9 DAMIAN COURT, CRANBOURNE VIC 3977	\$605,000	09/10/2023
35 JAMES COOK DRIVE, CRANBOURNE VIC 3977	\$595,000	14/09/2023

This Statement of Information was prepared on: 27/02/2024