

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

9 Jockey Lane 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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Aug 2019

to

31 Jul 2020

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

7 Jockey Lane Cranbourne VIC 3977	\$490,000	04-Feb-20
8 Woodright Circuit Cranbourne VIC 3977	\$485,000	07-Jun-20

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: 22 August 2020



7 Jockey Lane Cranbourne VIC 3977

 4  2  2

Sold Price

\$490,000 Sold Date **04-Feb-20**

Distance **0.01km**



8 Woodright Circuit Cranbourne VIC 3977

 3  2  2

Sold Price

^{RS} **\$485,000** Sold Date **07-Jun-20**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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