

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 MCLAREN AVENUE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2022

to

28 Feb 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

29 COCHRANE STREET CRANBOURNE VIC 3977	\$585,000	11-Mar-23
2 BUNURONG PLACE CRANBOURNE VIC 3977	\$605,000	20-Nov-22
13 VALERIE DRIVE CRANBOURNE VIC 3977	\$571,200	25-Feb-23

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: 28 March 2023



29 COCHRANE STREET CRANBOURNE VIC 3977

3 1 2

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **11-Mar-23**

Distance **0.4km**



2 BUNURONG PLACE CRANBOURNE VIC 3977

3 1 2

Sold Price **\$605,000** Sold Date **20-Nov-22**

Distance **0.72km**



13 VALERIE DRIVE CRANBOURNE VIC 3977

3 1 2

Sold Price ^{RS} **\$571,200** ^{UN} Sold Date **25-Feb-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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