

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

2 BUNURONG PLACE 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

4 KARA WALK CRANBOURNE VIC 3977	\$650,000	16-Mar-22
11 KALYPTOS WALK CRANBOURNE VIC 3977	\$645,000	18-Jan-22
27 DUFF STREET CRANBOURNE VIC 3977	\$642,000	19-Oct-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: 01 September 2022

4 KARA WALK CRANBOURNE VIC 3977 Sold Price **\$650,000** Sold Date **16-Mar-22**

 3  1  -

Distance **0.1km**



11 KALYPTOS WALK CRANBOURNE VIC 3977 Sold Price **\$645,000** Sold Date **18-Jan-22**

 3  2  2

Distance **0.16km**



27 DUFF STREET CRANBOURNE VIC 3977 Sold Price **\$642,000** Sold Date **19-Oct-21**

 3  1  2

Distance **0.31km**

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

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