

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

4/12 MUNDARING DRIVE 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

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/36 CODRINGTON STREET CRANBOURNE VIC 3977	\$500,000	11-Feb-25
3/54 TAYLOR STREET CRANBOURNE VIC 3977	\$485,000	12-Nov-24
2/54 TAYLOR STREET CRANBOURNE VIC 3977	\$500,000	15-Jan-25

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: 20 February 2025

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**3/36 CODRINGTON STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **11-Feb-25**

Distance **0.43km**



**3/54 TAYLOR STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$485,000** Sold Date **12-Nov-24**

Distance **0.68km**



**2/54 TAYLOR STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **15-Jan-25**

Distance **0.69km**

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

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