

## 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

71 HIKARI CRESCENT CRANBOURNE SOUTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Cranbourne South

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

1 ABACUS LANE CRANBOURNE SOUTH VIC 3977	\$830,000	15-Jun-22
31 LIMANDUS CRESCENT CRANBOURNE SOUTH VIC 3977	\$1,025,000	22-May-22

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: 15 September 2022



## 1 ABACUS LANE CRANBOURNE SOUTH VIC 3977

4 3 2

Sold Price **\$830,000** Sold Date **15-Jun-22**

Distance **0.78km**



## 31 LIMANDUS CRESCENT CRANBOURNE SOUTH VIC 3977

4 3 2

Sold Price **\$1,025,000** Sold Date **22-May-22**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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