

## 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

119B Clarendon Street Cranbourne 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

\$520,000

&

\$572,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$401,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Aug 2020

to

31 Jul 2021

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

3/25 Marklin Street Cranbourne VIC 3977	\$560,000	27-Apr-21
2/53 Normanby Street Cranbourne VIC 3977	\$575,000	23-May-21
6/200 Sladen Street Cranbourne VIC 3977	\$545,000	26-May-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: 05 August 2021



**3/25 Marklin Street Cranbourne VIC 3977** Sold Price **\$560,000** Sold Date **27-Apr-21**

 3  2  -

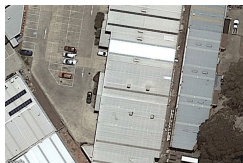
Distance **0.25km**



**2/53 Normanby Street Cranbourne VIC 3977** Sold Price **\$575,000** Sold Date **23-May-21**

 3  2  -

Distance **0.66km**



**6/200 Sladen Street Cranbourne VIC 3977** Sold Price **\$545,000** Sold Date **26-May-21**

 2  1  1

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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