

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

5/41-45 VALENCIA CIRCUIT 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 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

6/37-39 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$435,100	18-Jan-22
12/37-39 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$460,000	21-Nov-21
3/52 TAYLOR STREET CRANBOURNE VIC 3977	\$450,000	05-Nov-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: 31 March 2022



**6/37-39 VALENCIA CIRCUIT
CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$435,100** Sold Date **18-Jan-22**

Distance **0.04km**



**12/37-39 VALENCIA CIRCUIT
CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$460,000** Sold Date **21-Nov-21**

Distance **0.07km**



**3/52 TAYLOR STREET
CRANBOURNE VIC 3977**

 3  1  1

Sold Price **\$450,000** Sold Date **05-Nov-21**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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