

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

2/41-45 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

\$455,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jun 2021

to

31 May 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

2/27 BOWEN STREET CRANBOURNE VIC 3977	\$486,000	04-Feb-22
3/8 DUFF STREET CRANBOURNE VIC 3977	\$455,000	21-Apr-22
2/69 CAMMS ROAD CRANBOURNE VIC 3977	\$475,000	22-Dec-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 June 2022



**2/27 BOWEN STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$486,000** Sold Date **04-Feb-22**

Distance **0.71km**



**3/8 DUFF STREET CRANBOURNE
VIC 3977**

 2  1  1

Sold Price ^{RS} **\$455,000** Sold Date **21-Apr-22**

Distance **1.06km**



**2/69 CAMMS ROAD CRANBOURNE
VIC 3977**

 2  1  1

Sold Price **\$475,000** Sold Date **22-Dec-21**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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