

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

23 MAJESTIC BOULEVARD 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

18 FOREST OAK COURT CRANBOURNE VIC 3977	\$785,000	29-Feb-24
12 ARIES STREET CRANBOURNE VIC 3977	\$810,000	03-Mar-24
2 RETREAT AVENUE CRANBOURNE NORTH VIC 3977	\$775,500	26-Feb-24

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: 26 March 2024



**18 FOREST OAK COURT
CRANBOURNE VIC 3977**

4 2 2

Sold Price

^{RS}

\$785,000

Sold Date

29-Feb-24

Distance

0.44km



**12 ARIES STREET CRANBOURNE
VIC 3977**

4 2 2

Sold Price

^{RS}

\$810,000

Sold Date

03-Mar-24

Distance

0.51km



**2 RETREAT AVENUE
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

^{RS}

\$775,500

Sold Date

26-Feb-24

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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