

## 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

25 COCHRANE 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

\$652,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2021

to

30 Nov 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

45 DUFF STREET CRANBOURNE VIC 3977	\$655,000	22-Aug-22
20 CONFERTA COURT CRANBOURNE WEST VIC 3977	\$685,000	15-Sep-22

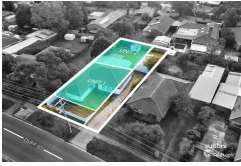
OR

**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: 14 December 2022



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**45 DUFF STREET CRANBOURNE  
VIC 3977**

3 2 3

Sold Price **\$655,000** Sold Date **22-Aug-22**

Distance **0.6km**



**20 CONFERTA COURT  
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$685,000** Sold Date **15-Sep-22**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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