

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 | 20 Dunferline Crescent, Cranbourne, VIC 3977 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |             |   |             |
|-------------|-------------|---|-------------|
| Price Range | \$1,199,000 | & | \$1,299,000 |
|-------------|-------------|---|-------------|

Median sale price

|               |            |               |            |        |                   |
|---------------|------------|---------------|------------|--------|-------------------|
| Median price  | \$653,500  | Property Type | House      | Suburb | Cranbourne (3977) |
| Period - From | 01/09/2023 | to            | 31/08/2024 | Source | PropTrack         |

Comparable property sales

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 six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 18/09/2024 |
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