

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

3 Bourke Road 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

1 Wilam Court Cranbourne VIC 3977	\$465,000	29-May-19
65 Camms Road Cranbourne VIC 3977	\$475,000	13-Jun-18
14 Wilam Court Cranbourne VIC 3977	\$470,000	02-Nov-18

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: 13 November 2019


1 Wilam Court Cranbourne VIC 3977

Sold Price

\$465,000

Sold Date **29-May-19**
 3  1  2

Distance **0.08km**

65 Camms Road Cranbourne VIC 3977

Sold Price

\$475,000

Sold Date **13-Jun-18**
 3  1  1

Distance **0.12km**

14 Wilam Court Cranbourne VIC 3977

Sold Price

\$470,000

Sold Date **02-Nov-18**
 3  1  3

Distance **0.14km**
RS = Recent sale

UN = Undisclosed Sale

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