

## 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

2/10 ALEXANDER STREET CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$365,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,777

Property type

Unit

Suburb

Cranbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/7 ALEXANDER STREET CRANBOURNE VIC 3977	\$385,000	28-Jul-23
7/216 SLADEN STREET CRANBOURNE VIC 3977	\$386,000	15-Aug-23

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: 27 November 2023

**2/7 ALEXANDER STREET  
CRANBOURNE VIC 3977** 2  1  1

Sold Price

**\$385,000**

Sold Date

**28-Jul-23**

Distance

**0.05km****7/216 SLADEN STREET  
CRANBOURNE VIC 3977** 2  1  1

Sold Price

**\$386,000**

Sold Date

**15-Aug-23**

Distance

**1.46km**

RS = Recent sale

UN = Undisclosed Sale

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