

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

5 BROADLEAF WAY 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,000

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2023

to

31 Mar 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	13-Feb-24
3 CRANBERRY PLACE CRANBOURNE VIC 3977	\$810,000	27-Mar-24
12 ARIES STREET CRANBOURNE VIC 3977	\$810,000	25-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: 20 April 2024



**18 FOREST OAK COURT
CRANBOURNE VIC 3977**

 4  2  2

Sold Price

\$785,000

Sold Date

13-Feb-24

Distance

0.2km



**3 CRANBERRY PLACE
CRANBOURNE VIC 3977**

 4  2  2

Sold Price

\$810,000

Sold Date

27-Mar-24

Distance

0.31km



**12 ARIES STREET CRANBOURNE
VIC 3977**

 4  2  2

Sold Price

Sold Date

25-Feb-24

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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