

## 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

3/15 Dearing Avenue 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/13 Lyall Street Cranbourne VIC 3977	\$405,000	06-Jul-21
1/26 Bakewell Street Cranbourne VIC 3977	\$410,000	15-Jul-21
5A Hoddle Court Cranbourne VIC 3977	\$410,000	23-Jun-21

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: 01 November 2021

Casey Estate Agents

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**2/13 Lyall Street Cranbourne VIC 3977**

2 1 1

Sold Price

**\$405,000**

Sold Date

**06-Jul-21**

Distance

**0.97km**

**1/26 Bakewell Street Cranbourne VIC 3977**

2 1 1

Sold Price

**\$410,000**

Sold Date

**15-Jul-21**

Distance

**1.03km**

**5A Hoddle Court Cranbourne VIC 3977**

2 1 1

Sold Price

Sold Date

**23-Jun-21**

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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