

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

1/20 DUFF STREET 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/22-24 DUFF STREET CRANBOURNE VIC 3977	\$481,000	23-Sep-24
2/104 DUFF STREET CRANBOURNE VIC 3977	\$458,000	10-Oct-24
2/22 WALTER STREET CRANBOURNE VIC 3977	\$460,000	23-Sep-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: 21 February 2025



**3/22-24 DUFF STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$481,000** Sold Date **23-Sep-24**

Distance **0.03km**



**2/104 DUFF STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$458,000** Sold Date **10-Oct-24**

Distance **0.99km**



**2/22 WALTER STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$460,000** Sold Date **23-Sep-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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