

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

2/53 Loch 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

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2020

to

31 Aug 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

2/37 Arleon Crescent Cranbourne VIC 3977	\$441,500	14-Dec-20
1/14 Bowen Street Cranbourne VIC 3977	\$450,000	25-May-21
2/49 Stawell Street Cranbourne VIC 3977	\$440,000	18-Aug-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: 22 September 2021



2/37 Arleon Crescent Cranbourne VIC 3977

2 2 1

Sold Price

\$441,500

Sold Date **14-Dec-20**

Distance **0.35km**



1/14 Bowen Street Cranbourne VIC 3977

2 1 1

Sold Price

\$450,000

Sold Date **25-May-21**

Distance **0.55km**



2/49 Stawell Street Cranbourne VIC 3977

2 1 1

Sold Price

^{RS} **\$440,000**

Sold Date **18-Aug-21**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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