

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

3/14 BRUNT 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2024

to

31 Dec 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

2/11 HAZLITT COURT CRANBOURNE VIC 3977	\$510,000	23-Aug-24
1/9 WALTER STREET CRANBOURNE VIC 3977	\$479,000	24-Aug-24
41 FAIRBAIRN ROAD CRANBOURNE VIC 3977	\$510,000	08-Aug-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: 16 January 2025

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**2/11 HAZLITT COURT
CRANBOURNE VIC 3977**

 3  1  1

Sold Price **\$510,000** Sold Date **23-Aug-24**

Distance **1.98km**



**1/9 WALTER STREET
CRANBOURNE VIC 3977**

 3  1  1

Sold Price **\$479,000** Sold Date **24-Aug-24**

Distance **0.71km**



**41 FAIRBAIRN ROAD
CRANBOURNE VIC 3977**

 3  1  1

Sold Price **\$510,000** Sold Date **08-Aug-24**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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