

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 WALTER 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2021

to

30 Apr 2022

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

3/8 DUFF STREET CRANBOURNE VIC 3977	\$455,000	21-Apr-22
3/61 CAMERON STREET CRANBOURNE VIC 3977	\$470,000	13-Dec-21
2/27 BOWEN STREET CRANBOURNE VIC 3977	\$486,000	04-Feb-22

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: 04 May 2022

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**3/8 DUFF STREET CRANBOURNE
VIC 3977**

2 1 1

Sold Price

^{RS}

\$455,000

Sold Date

21-Apr-22

Distance

0.12km



**3/61 CAMERON STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price

\$470,000

Sold Date

13-Dec-21

Distance

1.55km



**2/27 BOWEN STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price

\$486,000

Sold Date

04-Feb-22

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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