

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

30 Hotham Street, Cranbourne Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$610,000

Median sale price

Median price \$640,000

Property Type House

Suburb Cranbourne

Period - From 29/08/2022

to

28/08/2023

Source REIV

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 six 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
1	161 Camms Rd CRANBOURNE 3977	\$600,000	30/04/2023
2	29 Cochrane St CRANBOURNE 3977	\$585,000	11/03/2023
3	58 Clarendon St CRANBOURNE 3977	\$579,950	29/06/2023

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 six months.~~

This Statement of Information was prepared on:

29/08/2023 13:04



Property Type: House (Previously Occupied - Detached)
Land Size: 601 sqm approx
 Agent Comments

Indicative Selling Price
 \$560,000 - \$610,000
Median House Price
 29/08/2022 - 28/08/2023: \$640,000

Comparable Properties



161 Camms Rd CRANBOURNE 3977 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 30/04/2023
Property Type: House
Land Size: 544 sqm approx



29 Cochrane St CRANBOURNE 3977 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 11/03/2023
Property Type: House
Land Size: 602 sqm approx



58 Clarendon St CRANBOURNE 3977 (REI)

Agent Comments



Price: \$579,950
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 602 sqm approx