#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

| Address              | 30 Hotham Street, Cranbourne Vic 3977 |
|----------------------|---------------------------------------|
| Including suburb and |                                       |
| postcode             |                                       |
|                      |                                       |

#### 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  | Pro | perty 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

| Aut | areas or comparable property    | 1 1100    | 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   |

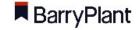
#### OR

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 |
|--|------------------|



Date of sale









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

**-**3

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



58 Clarendon St CRANBOURNE 3977 (REI)





Price: \$579.950 Method: Private Sale Date: 29/06/2023 Property Type: House Land Size: 602 sqm approx Agent Comments

Account - Barry Plant | P: 03 9803 0400



