

## 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

5A Harrison Drive Cranbourne VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Cranbourne

Period-from

01 May 2020

to

30 Apr 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

7 Rimfire Crescent Cranbourne VIC 3977	\$620,000	25-Jan-21
52 Kingdom Drive Cranbourne VIC 3977	\$628,000	12-Mar-21
29 Arleon Crescent Cranbourne VIC 3977	\$590,000	18-Nov-20

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 2021


**7 Rimfire Crescent Cranbourne VIC 3977**

Sold Price

**\$620,000**

Sold Date

**25-Jan-21**
 3  2  2

Distance

**1.14km**

**52 Kingdom Drive Cranbourne VIC 3977**

Sold Price

<sup>RS</sup> **\$628,000**

Sold Date

**12-Mar-21**
 4  2  2

Distance

**2.67km**

**29 Arleon Crescent Cranbourne VIC 3977**

Sold Price

**\$590,000**

Sold Date

**18-Nov-20**
 4  1  2

Distance

**2.46km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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