

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 12 Formby Place, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$740,000

&

\$799,000

Median sale price

Median price

\$531,500

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/04/2020

to

31/03/2021

Source

Pricfinder

Comparable property sales

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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
13 CREPE AVENUE, CRANBOURNE WEST VIC 3977	\$770,000	15/03/2021
56 RANFURLIE BOULEVARD, CRANBOURNE WEST VIC 3977	\$775,000	06/03/2021
28 RED MAPLE DRIVE, CRANBOURNE WEST VIC 3977	\$765,000	28/01/2021

This Statement of Information was prepared on: 13/05/2021