

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

2/34 Circle Drive North 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,700

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2020

to

31 Jul 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

2/37-39 Valencia Circuit Cranbourne VIC 3977	\$420,000	13-Jul-21
2/5 Normanby Street Cranbourne VIC 3977	\$460,000	09-Jul-21
1/14 Bowen Street Cranbourne VIC 3977	\$450,000	25-May-21

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: 18 August 2021



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	2/37-39 Valencia Circuit Cranbourne VIC 3977	Sold Price	^{RS} \$420,000	Sold Date	13-Jul-21
	 2  1  1			Distance	0.37km
	2/5 Normanby Street Cranbourne VIC 3977	Sold Price	^{RS} \$460,000	Sold Date	09-Jul-21
	 2  1  1			Distance	0.7km
	1/14 Bowen Street Cranbourne VIC 3977	Sold Price	\$450,000	Sold Date	25-May-21
	 2  1  1			Distance	0.73km

RS = Recent sale

UN = Undisclosed Sale

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