

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

2/16 Roberts Road 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

\$365,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/8 William Street Cranbourne VIC 3977	\$402,500	11-Nov-19
1/53 Loch Street Cranbourne VIC 3977	\$410,000	29-Oct-19
86 Duff Street Cranbourne VIC 3977	\$423,000	04-Sep-19

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: 06 March 2020



2/8 William Street Cranbourne VIC 3977 Sold Price **\$402,500** Sold Date **11-Nov-19**

 2  1  1

Distance **1.13km**



1/53 Loch Street Cranbourne VIC 3977 Sold Price **\$410,000** Sold Date **29-Oct-19**

 2  1  1

Distance **1.84km**



86 Duff Street Cranbourne VIC 3977 Sold Price **\$423,000** Sold Date **04-Sep-19**

 2  1  2

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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