

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

14 VALENCIA CIRCUIT 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2021

to

31 Aug 2022

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

27 PHARAOH DRIVE CRANBOURNE VIC 3977	\$715,000	20-Aug-22
2 PORTOFINO DRIVE CRANBOURNE NORTH VIC 3977	\$750,000	07-Sep-22
20 MARINER CLOSE CRANBOURNE NORTH VIC 3977	\$705,000	29-Aug-22

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.~~

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**27 PHARAOH DRIVE
CRANBOURNE VIC 3977**

4 2 2

Sold Price

^{RS} **\$715,000** Sold Date **20-Aug-22**

Distance **0.35km**



**2 PORTOFINO DRIVE
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

^{RS} **\$750,000** Sold Date **07-Sep-22**

Distance **1.43km**



**20 MARINER CLOSE CRANBOURNE
NORTH VIC 3977**

4 2 2

Sold Price

^{RS} **\$705,000** Sold Date **29-Aug-22**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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