

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

4 Macey Street 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jan 2021

to

31 Dec 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

6 Thomas Crescent Cranbourne VIC 3977	\$655,000	01-Oct-21
43 Lamont Crescent Cranbourne VIC 3977	\$685,000	22-Dec-21
33 James Cook Drive Cranbourne VIC 3977	\$640,000	31-Aug-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: 31 January 2022

Casey Estate Agents

M 03 5991 3888

E info@caseyestateagents.melbourne



6 Thomas Crescent Cranbourne VIC 3977 Sold Price **\$655,000** Sold Date **01-Oct-21**

4
 2
 2

Distance **1.51km**



43 Lamont Crescent Cranbourne VIC 3977 Sold Price ^{RS} **\$685,000** Sold Date **22-Dec-21**

4
 2
 2

Distance **1.54km**



33 James Cook Drive Cranbourne VIC 3977 Sold Price **\$640,000** Sold Date **31-Aug-21**

4
 2
 2

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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