

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 ATBARA LANE CRANBOURNE SOUTH 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

House

Suburb

Cranbourne South

Period-from

01 Oct 2021

to

30 Sep 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

5 ABAYO CRESCENT CRANBOURNE SOUTH VIC 3977	\$845,000	19-Oct-22
11 ABIKU ROAD CRANBOURNE SOUTH VIC 3977	\$760,000	18-Sep-22
9 FIRECREST WAY CRANBOURNE SOUTH VIC 3977	\$780,000	28-Feb-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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5 ABAYO CRESCENT CRANBOURNE SOUTH VIC 3977

4 2 2

Sold Price

^{RS}

\$845,000

Sold Date

19-Oct-22

Distance

0.32km



11 ABIKU ROAD CRANBOURNE SOUTH VIC 3977

4 2 2

Sold Price

^{RS}

\$760,000

Sold Date

18-Sep-22

Distance

0.95km



9 FIRECREST WAY CRANBOURNE SOUTH VIC 3977

3 2 2

Sold Price

\$780,000

Sold Date

28-Feb-22

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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