

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/18-20 Brunt 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

*House

*Unit

X

Suburb

Cranbourne

Period-from

01 Mar 2018

to

28 Feb 2019

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 six 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

3/8 Lyall Street Cranbourne VIC 3977	\$305,100	08-Feb-19
2/121 Clarendon Street Cranbourne VIC 3977	\$355,551	04-Mar-19
8/216 Sladen Street Cranbourne VIC 3977	\$320,000	09-Oct-18

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 six months.~~

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3/8 Lyall Street Cranbourne VIC 3977

2 1 1

Sold Price

\$305,100

Sold Date

08-Feb-19

Distance

0.28km



2/121 Clarendon Street Cranbourne VIC 3977

2 1 1

Sold Price

\$355,551

Sold Date

04-Mar-19

Distance

0.37km



8/216 Sladen Street Cranbourne VIC 3977

2 1 1

Sold Price

\$320,000

Sold Date

09-Oct-18

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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