

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

1/61 Cameron 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Oct 2020

to

30 Sep 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

1/11 Lyall Street Cranbourne VIC 3977	\$450,000	03-Sep-21
2/5 Normanby Street Cranbourne VIC 3977	\$460,000	08-Jul-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.

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1/11 Lyall Street Cranbourne VIC 3977

Sold Price

^{RS} **\$450,000**

Sold Date

03-Sep-21

 2  1  1

Distance

0.59km



2/5 Normanby Street Cranbourne VIC 3977

Sold Price

\$460,000

Sold Date

08-Jul-21

 2  1  1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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