

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

16 JAMES COOK DRIVE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

7 CHISHOLM COURT CRANBOURNE VIC 3977	\$640,000	22-Mar-23
25 COCHRANE STREET CRANBOURNE VIC 3977	\$652,000	12-Jan-23
52 LAMONT CRESCENT CRANBOURNE VIC 3977	\$670,000	01-Nov-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.~~

This Statement of Information was prepared on: 11 April 2023



**7 CHISHOLM COURT
CRANBOURNE VIC 3977**

3 2 2

Sold Price

^{RS}

\$640,000

Sold Date

22-Mar-23

Distance

0.16km



**25 COCHRANE STREET
CRANBOURNE VIC 3977**

3 2 5

Sold Price

^{RS}

\$652,000

Sold Date

12-Jan-23

Distance

0.5km



**52 LAMONT CRESCENT
CRANBOURNE VIC 3977**

3 2 2

Sold Price

\$670,000

Sold Date

01-Nov-22

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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