

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

3/27 CODRINGTON 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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,050

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2022

to

28 Feb 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

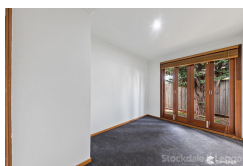
3/117 CLARENDON STREET CRANBOURNE VIC 3977	\$435,000	17-Jan-23
2/24 ALEXANDER STREET CRANBOURNE VIC 3977	\$425,000	28-Sep-22
2/17-19 WILLIAM STREET CRANBOURNE VIC 3977	\$432,000	16-Sep-22

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: 01 March 2023

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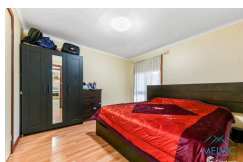


**3/117 CLARENDON STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$435,000** Sold Date **17-Jan-23**

Distance **0.26km**



**2/24 ALEXANDER STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$425,000** Sold Date **28-Sep-22**

Distance **0.55km**



**2/17-19 WILLIAM STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$432,000** Sold Date **16-Sep-22**

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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