

## 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

7 Jockey Lane Cranbourne VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2019

to

31 Dec 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 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

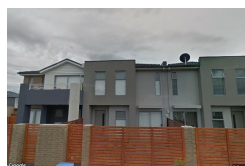
Date of sale

3 Woodright Circuit Cranbourne VIC 3977	\$455,000	28-Oct-19
39 Willow Glen Boulevard Cranbourne VIC 3977	\$455,000	08-Sep-19

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: 21 January 2020



**3 Woodright Circuit Cranbourne  
VIC 3977**

3 - -

Sold Price **\$455,000** Sold Date **28-Oct-19**

Distance **0.06km**



**39 Willow Glen Boulevard  
Cranbourne VIC 3977**

3 2 1

Sold Price Sold Date **08-Sep-19**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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