

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

8 Diplomat Crescent Cranbourne South 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$346,500

Property type

Land

Suburb

Cranbourne South

Period-from

01 Oct 2019

to

30 Sep 2020

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

18 Diplomat Crescent Cranbourne South VIC 3977	\$520,000	05-Oct-20
16 Lemon Grove Cranbourne West VIC 3977	\$520,000	31-Jul-20
31 Nagle Crescent Cranbourne West VIC 3977	\$536,100	04-Jul-20

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: 27 October 2020



18 Diplomat Crescent Cranbourne South VIC 3977

Sold Price

^{RS}

\$520,000

Sold Date

05-Oct-20



4



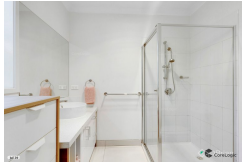
2



1

Distance

0.05km



16 Lemon Grove Cranbourne West VIC 3977

Sold Price

\$520,000

Sold Date

31-Jul-20



3



2



1

Distance

0.84km



31 Nagle Crescent Cranbourne West VIC 3977

Sold Price

\$536,100

Sold Date

04-Jul-20



3



2



2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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