

## 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

36 NORMANBY STREET CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,050

Property type

House

Suburb

Cranbourne

Period-from

01 Feb 2022

to

31 Jan 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

37 NORMANBY STREET CRANBOURNE VIC 3977	\$545,000	13-Jan-23
42 BOWEN STREET CRANBOURNE VIC 3977	\$599,950	02-Sep-22
19 ARNOLD STREET CRANBOURNE VIC 3977	\$640,000	05-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.~~

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**37 NORMANBY STREET  
CRANBOURNE VIC 3977**

5 1 2

Sold Price **\$545,000** Sold Date **13-Jan-23**

Distance **0.07km**

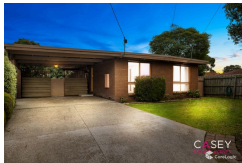


**42 BOWEN STREET CRANBOURNE  
VIC 3977**

3 1 2

Sold Price **\$599,950** Sold Date **02-Sep-22**

Distance **0.12km**



**19 ARNOLD STREET CRANBOURNE  
VIC 3977**

3 2 2

Sold Price **\$640,000** Sold Date **05-Sep-22**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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