

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

1/4 Mundaring 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/12 Mundaring Drive Cranbourne VIC 3977	\$430,000	07-Oct-20
124B Circle Drive South Cranbourne VIC 3977	\$440,000	13-Jun-20
1/89 Sladen Street Cranbourne VIC 3977	\$453,000	19-Jan-21

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: 20 March 2021



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3/12 Mundaring Drive Cranbourne VIC 3977

Sold Price

\$430,000

Sold Date

07-Oct-20

2

2

1

Distance

0.07km



124B Circle Drive South Cranbourne VIC 3977

Sold Price

\$440,000

Sold Date

13-Jun-20

2

2

-

Distance

1.32km



1/89 Sladen Street Cranbourne VIC 3977

Sold Price

\$453,000

Sold Date

19-Jan-21

2

1

1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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