

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

2 Formby Place 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jan 2021

to

31 Dec 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

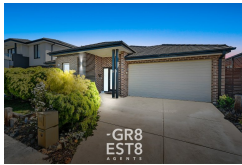
Date of sale

31 Quist Parade Cranbourne West VIC 3977	\$765,000	03-Oct-21
7 Vasello Circuit Cranbourne South VIC 3977	\$770,000	22-Sep-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: 06 January 2022



31 Quist Parade Cranbourne West VIC 3977

 3
  2
  2

Sold Price

\$765,000

Sold Date

03-Oct-21

Distance

1.51km


7 Vasselto Circuit Cranbourne South VIC 3977

 3
  2
  2

Sold Price

\$770,000

Sold Date

22-Sep-21

Distance

1.99km
RS = Recent sale

UN = Undisclosed Sale

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