

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

8/7-9 TUCKER STREET 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Aug 2022

to

31 Jul 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

1/7-9 TUCKER STREET CRANBOURNE VIC 3977	\$421,000	07-Feb-23
2/2 FAIRFIELD STREET CRANBOURNE VIC 3977	\$420,080	07-Mar-23
4/203-205 SOUTH GIPPSLAND HIGHWAY CRANBOURNE VIC 3977	\$420,000	10-Apr-23

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: 03 August 2023

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1/7-9 TUCKER STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$421,000** Sold Date **07-Feb-23**

Distance **0.05km**



2/2 FAIRFIELD STREET CRANBOURNE VIC 3977

2 1 2

Sold Price **\$420,080** Sold Date **07-Mar-23**

Distance **0.16km**



4/203-205 SOUTH GIPPSLAND HIGHWAY CRANBOURNE VIC 3977

2 1 1

Sold Price **\$420,000** Sold Date **10-Apr-23**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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