

## 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

3/54 TAYLOR STREET CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$479,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/54 TAYLOR STREET CRANBOURNE VIC 3977	\$500,000	03-Jun-24
2/11 ALEXANDER STREET CRANBOURNE VIC 3977	\$480,000	13-Jun-24
3/22-24 DUFF STREET CRANBOURNE VIC 3977	\$481,000	23-Sep-24

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 November 2024



**1/54 TAYLOR STREET  
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$500,000** Sold Date **03-Jun-24**

Distance **0.02km**



**2/11 ALEXANDER STREET  
CRANBOURNE VIC 3977**

2 1 2

Sold Price **\$480,000** Sold Date **13-Jun-24**

Distance **0.49km**



**3/22-24 DUFF STREET  
CRANBOURNE VIC 3977**

2 1 1

Sold Price <sup>RS</sup> **\$481,000** Sold Date **23-Sep-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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