

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3 Ashton Court, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$545,000

&

\$595,000

Median sale price

Median price

\$563,500

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/07/2020

to

30/06/2021

Source

Pricefinder

Comparable property sales

A

These are the three properties sold within five kilometres of the property for sale in the last 18 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
43 HOTHAM STREET, CRANBOURNE VIC 3977	\$555,000	29/04/2021
50 BROOME CRESCENT, CRANBOURNE NORTH VIC 3977	\$585,000	14/04/2021
9 ROWEN COURT, CRANBOURNE NORTH VIC 3977	\$590,000	11/05/2021

This Statement of Information was prepared on: 30/07/2021