

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

37 Valepark Crescent 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

| | | |
|---------------------------------------|-----------|-----------|
| 11 Baystone Drive Cranbourne VIC 3977 | \$480,000 | 08-Oct-20 |
| 3 Lawson Close Cranbourne VIC 3977 | \$470,000 | 05-May-20 |
| 28 Hawdon Drive Cranbourne VIC 3977 | \$465,000 | 02-Jun-20 |

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: 12 November 2020

E kate.rushton@raywhite.com



11 Baystone Drive Cranbourne VIC
3977

Sold Price

RS \$480,000 Sold Date 08-Oct-20

 2 2 2

Distance 0.84km



3 Lawson Close Cranbourne VIC
3977

Sold Price

\$470,000 Sold Date **05-May-20**

 3 1 2

Distance 0.25km



28 Hawdon Drive Cranbourne VIC
3977

Sold Price

\$465,000 Sold Date **02-Jun-20**

 3 1 2

Distance 0.82km

RS = Recent sale

UN = Undisclosed Sale

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