

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

2/11 HAZLITT COURT 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Aug 2023

to

31 Jul 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

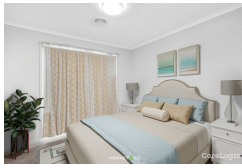
2/7 ROSALIE AVENUE CRANBOURNE VIC 3977	\$520,000	18-May-24
2/9 WALTER STREET CRANBOURNE VIC 3977	\$480,000	12-Feb-24
8A BOWEN STREET CRANBOURNE VIC 3977	\$550,000	02-Jul-24

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: 08 August 2024

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**2/7 ROSALIE AVENUE
CRANBOURNE VIC 3977**

3 1 1

Sold Price ^{RS} **\$520,000** Sold Date **18-May-24**

Distance **0.41km**



**2/9 WALTER STREET
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$480,000** Sold Date **12-Feb-24**

Distance **1.27km**



**8A BOWEN STREET CRANBOURNE
VIC 3977**

3 2 2

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **02-Jul-24**

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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