

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Sidney 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

*House

X

*Unit

Suburb

Cranbourne

Period-from

01 Apr 2018

to

31 Mar 2019

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 six 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

18 Rosalie Avenue Cranbourne VIC 3977	\$511,000	19-Sep-18
33 Camms Road Cranbourne VIC 3977	\$545,000	13-Sep-18
13 Marylyn Place Cranbourne VIC 3977	\$530,000	07-Feb-19

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 six months.~~

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18 Rosalie Avenue Cranbourne VIC 3977

Sold Price

\$511,000

Sold Date

19-Sep-18

 3

 2

 2

Distance

0.28km



33 Camms Road Cranbourne VIC 3977

Sold Price

\$545,000

Sold Date

13-Sep-18

 3

 2

 2

Distance

0.35km



13 Marylyn Place Cranbourne VIC 3977

Sold Price

\$530,000

Sold Date

07-Feb-19

 3

 2

 2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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