

## 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

14 ROSALIE AVENUE CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$619,000

&

\$679,000

### 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

|   |           |           |
|---|-----------|-----------|
| 46 CLAIRMONT AVENUE CRANBOURNE VIC 3977 | \$625,000 | 15-Jul-24 |
| 83 LAMONT CRESCENT CRANBOURNE VIC 3977  | \$666,500 | 17-Sep-24 |
| 21 DARCY COURT CRANBOURNE VIC 3977      | \$660,000 | 12-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: 17 November 2024



## 46 CLAIRMONT AVENUE CRANBOURNE VIC 3977

3 1 2

Sold Price **\$625,000** Sold Date **15-Jul-24**

Distance **0.34km**



## 83 LAMONT CRESCENT CRANBOURNE VIC 3977

3 2 3

Sold Price **\$666,500** Sold Date **17-Sep-24**

Distance **0.66km**



## 21 DARCY COURT CRANBOURNE VIC 3977

3 2 -

Sold Price <sup>RS</sup> **\$660,000** Sold Date **12-Sep-24**

Distance **0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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