

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

1/10 BOWEN 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

1 FAGAN COURT CRANBOURNE VIC 3977	\$545,000	11-Oct-24
8/20 STAWELL STREET CRANBOURNE VIC 3977	\$484,134	30-Jan-25
2/54 TAYLOR STREET CRANBOURNE VIC 3977	\$500,000	15-Jan-25

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 March 2025



1 FAGAN COURT CRANBOURNE VIC 3977

2 1 1

Sold Price

\$545,000

Sold Date

11-Oct-24

Distance

1.48km



8/20 STAWELL STREET CRANBOURNE VIC 3977

2 1 1

Sold Price

\$484,134

Sold Date

30-Jan-25

Distance

1.06km



2/54 TAYLOR STREET CRANBOURNE VIC 3977

2 1 1

Sold Price

^{RS} **\$500,000**

Sold Date

15-Jan-25

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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