

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

3 CLEGG 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

\$1,280,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,950

Property type

House

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

35 MCGAVIN WAY CRANBOURNE VIC 3977

\$1,633,000

31-Dec-24

43 SNEAD BOULEVARD CRANBOURNE VIC 3977

\$1,220,000

21-Jun-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: 01 March 2025



**35 MCGAVIN WAY CRANBOURNE
VIC 3977**

Sold Price ^{RS} **\$1,633,000** Sold Date **31-Dec-24**

6 5 2

Distance **0.37km**



**43 SNEAD BOULEVARD
CRANBOURNE VIC 3977**

Sold Price **\$1,220,000** Sold Date **21-Jun-24**

4 2 2

Distance **0.46km**

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

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