

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 HARRY 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2024

to

30 Apr 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

2/19 CODRINGTON STREET CRANBOURNE VIC 3977	\$575,000	16-Apr-25
47 HARRY STREET CRANBOURNE VIC 3977	\$580,000	22-Feb-25
2/36 CRANBOURNE DRIVE CRANBOURNE VIC 3977	\$410,000	08-Mar-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: 28 May 2025



**2/19 CODRINGTON STREET
CRANBOURNE VIC 3977**

3 1 1

Sold Price

RS

\$575,000

Sold Date

16-Apr-25

Distance

0.81km



**47 HARRY STREET CRANBOURNE
VIC 3977**

3 2 1

Sold Price

\$580,000

Sold Date

22-Feb-25

Distance

0.5km



**2/36 CRANBOURNE DRIVE
CRANBOURNE VIC 3977**

3 1 1

Sold Price

\$410,000

Sold Date

08-Mar-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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