

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

4 CEMETINE TERRACE 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

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2024

to

31 May 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

3 MARIPOSA GROVE CRANBOURNE VIC 3977	\$761,500	20-Oct-24
1 SALWAY CLOSE CRANBOURNE VIC 3977	\$725,000	16-Apr-25
51 PEPPERBUSH CIRCUIT CRANBOURNE VIC 3977	\$715,000	26-Jan-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.~~

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**3 MARIPOSA GROVE
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$761,500** Sold Date **20-Oct-24**

Distance **0.14km**

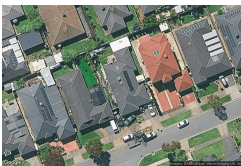


**1 SALWAY CLOSE CRANBOURNE
VIC 3977**

4 2 1

Sold Price **\$725,000** Sold Date **16-Apr-25**

Distance **0.25km**



**51 PEPPERBUSH CIRCUIT
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$715,000** Sold Date **26-Jan-24**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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