

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

\$739,000

&

\$779,000

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

1 SALWAY CLOSE CRANBOURNE VIC 3977	\$725,000	28-Apr-25
8 HECTOR DRIVE CRANBOURNE VIC 3977	\$687,000	10-Feb-25
14 SPRINGHILL DRIVE CRANBOURNE VIC 3977	\$707,500	19-Feb-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.~~

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**1 SALWAY CLOSE CRANBOURNE
VIC 3977**

4 2 1

Sold Price

^{RS}

\$725,000

Sold Date

28-Apr-25

Distance

0.25km



**8 HECTOR DRIVE CRANBOURNE
VIC 3977**

3 2 2

Sold Price

\$687,000

Sold Date

10-Feb-25

Distance

0.34km



**14 SPRINGHILL DRIVE
CRANBOURNE VIC 3977**

3 2 2

Sold Price

\$707,500

Sold Date

19-Feb-25

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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