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	22 DENISTOUN CRESCENT 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	$590,000	&	$649,000

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
4 DENISTOUN CRESCENT CRANBOURNE VIC 3977	$648,000	07-Jan-25
81 SPARROW STREET CRANBOURNE VIC 3977	$615,000	16-Sep-24
122 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	$625,000	29-Nov-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: 05 March 2025

OBrien Real Estate

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4 DENISTOUN CRESCENT CRANBOURNE VIC 3977

3 2 2

Sold Price **$648,000** Sold Date **07-Jan-25**

Distance **0km**



81 SPARROW STREET CRANBOURNE VIC 3977

3 2 1

Sold Price **$615,000** Sold Date **16-Sep-24**

Distance **0.42km**



122 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 2

Sold Price **$625,000** Sold Date **29-Nov-24**

Distance **0.52km**

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

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