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	2 STRAFFORD AVENUE 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	$595,000	&	$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	House	Suburb	Cranbourne
Period-from	01 Aug 2022	to	31 Jul 2023	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.

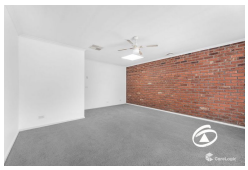
Address of comparable property	Price	Date of sale
3 SOUTH ANDERSON COURT CRANBOURNE VIC 3977	$630,000	19-May-23
10 FAITH COURT CRANBOURNE WEST VIC 3977	$638,000	28-Jun-23
16 CANDYTUFT CLOSE CRANBOURNE NORTH VIC 3977	$612,000	13-Apr-23

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: 21 August 2023

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3 SOUTH ANDERSON COURT CRANBOURNE VIC 3977

3 2 2

Sold Price **$630,000** Sold Date **19-May-23**

Distance **0.58km**



10 FAITH COURT CRANBOURNE WEST VIC 3977

3 2 2

Sold Price **$638,000** Sold Date **28-Jun-23**

Distance **0.69km**



16 CANDYTUFT CLOSE CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **$612,000** Sold Date **13-Apr-23**

Distance **0.81km**

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

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