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	2/7 ALEXANDER 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	$365,000	&	$397,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Jul 2022	to	30 Jun 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
1/7 ALEXANDER STREET CRANBOURNE VIC 3977	$417,000	20-May-23
3/7 ALEXANDER STREET CRANBOURNE VIC 3977	$415,000	20-May-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: 10 July 2023

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1/7 ALEXANDER STREET CRANBOURNE VIC 3977

3 1 1

Sold Price **$417,000** Sold Date **20-May-23**

Distance **0.01km**



3/7 ALEXANDER STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$415,000** Sold Date **20-May-23**

Distance **0.01km**

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

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