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	23A CHILDERS 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	$485,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$482,500	Property type	Unit	Suburb	Cranbourne
Period-from	01 May 2022	to	30 Apr 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
4 ZEBRA WAY CRANBOURNE WEST VIC 3977	$530,000	24-Feb-23
12 MCCOMB LANE CRANBOURNE VIC 3977	$517,000	03-Apr-23
7 NEBULA LANE CRANBOURNE EAST VIC 3977	$510,000	15-Mar-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.~~

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4 ZEBRA WAY CRANBOURNE WEST VIC 3977

3 2 1

Sold Price **$530,000** Sold Date **24-Feb-23**

Distance **3.17km**



12 MCCOMB LANE CRANBOURNE VIC 3977

3 2 2

Sold Price RS **$517,000** Sold Date **03-Apr-23**

Distance **2.85km**



7 NEBULA LANE CRANBOURNE EAST VIC 3977

3 2 1

Sold Price **$510,000** Sold Date **15-Mar-23**

Distance **1.12km**

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

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