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<br>Including suburb and postcode | 57 SPRINGHILL DRIVE 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 | $690,000 | & | $729,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $661,050 | Property type | House | Suburb | Cranbourne |
| Period-from | 01 Feb 2022 | to | 31 Jan 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 |
|---|---|---|
| 6 VIOLET WAY CRANBOURNE VIC 3977 | $750,000 | 21-Nov-22 |
| 14 VALENCIA CIRCUIT CRANBOURNE VIC 3977 | $713,000 | 17-Sep-22 |
| 9 ROBUSTA AVENUE CRANBOURNE VIC 3977 | $700,000 | 05-Dec-22 |

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 February 2023

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**6 VIOLET WAY CRANBOURNE VIC 3977**

4 2 2

Sold Price **$750,000** Sold Date **21-Nov-22**

Distance **0.47km**



**14 VALENCIA CIRCUIT CRANBOURNE VIC 3977**

4 2 3

Sold Price **$713,000** Sold Date **17-Sep-22**

Distance **0.57km**



**9 ROBUSTA AVENUE CRANBOURNE VIC 3977**

4 2 2

Sold Price **$700,000** Sold Date **05-Dec-22**

Distance **0.22km**

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

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