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	2/17 Tucker 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	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$365,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Nov 2018	to	31 Oct 2019	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
1/3 Cranbourne Drive Cranbourne VIC 3977	$337,500	16-Aug-19
2/8 McLaren Avenue Cranbourne VIC 3977	$340,000	13-Oct-19
8/20 Stawell Street Cranbourne VIC 3977	$347,000	14-Aug-19

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: 16 November 2019

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1/3 Cranbourne Drive Cranbourne VIC 3977

2 1 1

Sold Price **$337,500** Sold Date **16-Aug-19**

Distance **0.85km**



2/8 McLaren Avenue Cranbourne VIC 3977

2 1 1

Sold Price **$340,000** Sold Date **13-Oct-19**

Distance **0.73km**



8/20 Stawell Street Cranbourne VIC 3977

2 1 1

Sold Price **$347,000** Sold Date **14-Aug-19**

Distance **1.12km**

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

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