Michelle Stephens
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 Hudson 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	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	*House	X	~~*Unit~~		Suburb	Cranbourne
Period-from	01 Jul 2018	to	30 Jun 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
78 Marklin Street Cranbourne VIC 3977	$482,500	01-Feb-19
17 Friendship Close Cranbourne West VIC 3977	$455,000	04-Jun-19
45 Raisell Road Cranbourne West VIC 3977	$460,000	11-Apr-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.~~

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78 Marklin Street Cranbourne VIC 3977

3 2 2

Sold Price **$482,500** Sold Date **01-Feb-19**

Distance **1.27km**



17 Friendship Close Cranbourne West VIC 3977

3 2 2

Sold Price RS **$455,000** Sold Date **04-Jun-19**

Distance **1.68km**



45 Raisell Road Cranbourne West VIC 3977

3 2 2

Sold Price **$460,000** Sold Date **11-Apr-19**

Distance **1.73km**

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

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