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	4/95-101 BREENS ROAD CRANBOURNE WEST 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Cranbourne West
Period-from	01 May 2023	to	30 Apr 2024	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
11/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	$490,000	25-Mar-24
3/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	$475,000	07-Mar-24
3/20 DUFF STREET CRANBOURNE VIC 3977	$460,000	20-Dec-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: 11 May 2024

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11/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977

2 1 1

Sold Price RS **$490,000** Sold Date **25-Mar-24**

Distance **1.59km**



3/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977

2 1 1

Sold Price RS **$475,000** Sold Date **07-Mar-24**

Distance **1.61km**



3/20 DUFF STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$460,000** Sold Date **20-Dec-23**

Distance **1.89km**

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

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