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	6/28-30 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Mar 2023	to	29 Feb 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
2/9 WALTER STREET CRANBOURNE VIC 3977	$480,000	28-Feb-24
1/1 CAROL AVENUE CRANBOURNE VIC 3977	$500,000	18-Jan-24

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: 20 March 2024

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2/9 WALTER STREET CRANBOURNE VIC 3977

3 1 1

Sold Price RS **$480,000** UN

Sold Date **28-Feb-24**

Distance **1.26km**



1/1 CAROL AVENUE CRANBOURNE VIC 3977

3 1 1

Sold Price **$500,000**

Sold Date **18-Jan-24**

Distance **0.67km**

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

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