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	4-5 MADELYN COURT CRANBOURNE SOUTH 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	$1,665,000	&	$1,745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Cranbourne South
Period-from	01 Jul 2023	to	30 Jun 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
27 EAST ROAD PEARCEDALE VIC 3912	$1,705,000	16-Dec-23
24 NIRVANA CLOSE LANGWARRIN SOUTH VIC 3911	$1,726,000	13-Oct-23
40 ALDERSHOT ROAD LANGWARRIN VIC 3910	$1,601,000	12-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: 12 July 2024

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27 EAST ROAD PEARCEDALE VIC 3912

3 2 2

Sold Price **$1,705,000** Sold Date **16-Dec-23**

Distance **4.88km**



24 NIRVANA CLOSE LANGWARRIN SOUTH VIC 3911

4 3 2

Sold Price **$1,726,000** Sold Date **13-Oct-23**

Distance **7.05km**



40 ALDERSHOT ROAD LANGWARRIN VIC 3910

5 2 2

Sold Price **$1,601,000** Sold Date **12-Dec-23**

Distance **7.13km**

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

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