

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

1/65 Cameron 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Oct 2018

to

30 Sep 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

2/17 Duff Street Cranbourne VIC 3977	\$385,000	22-Mar-19
2/14 Bowen Street Cranbourne VIC 3977	\$365,000	26-Jun-19
2/35 Jillian Street Cranbourne VIC 3977	\$370,000	30-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: 19 October 2019


**2/17 Duff Street Cranbourne VIC
3977**

Sold Price

\$385,000

Sold Date

22-Mar-19
 2
  1
  1

Distance

1.5km

**2/14 Bowen Street Cranbourne VIC
3977**

Sold Price

\$365,000

Sold Date

26-Jun-19
 2
  1
  1

Distance

1.55km

**2/35 Jillian Street Cranbourne VIC
3977**

Sold Price

^{RS} **\$370,000**

Sold Date

30-Aug-19
 2
  1
  1

Distance

1.57km
RS = Recent sale

UN = Undisclosed Sale

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