

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

1/53 Loch 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$368,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2018

to

31 Aug 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

3/15 Dearing Avenue Cranbourne VIC 3977	\$390,000	25-Mar-19
34 Genevieve Circuit Cranbourne East VIC 3977	\$435,000	29-Apr-19
1/85 Sladen Street Cranbourne VIC 3977	\$425,000	30-Jul-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: 17 September 2019



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**3/15 Dearing Avenue Cranbourne
VIC 3977**

2 1 1

Sold Price

\$390,000

Sold Date

25-Mar-19

Distance

1.33km



**34 Genevieve Circuit Cranbourne
East VIC 3977**

3 2 2

Sold Price

\$435,000

Sold Date

29-Apr-19

Distance

1.69km



**1/85 Sladen Street Cranbourne VIC
3977**

3 1 1

Sold Price

^{RS} **\$425,000**

Sold Date

30-Jul-19

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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