

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 1/8 Ardmore Street, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$495,000

&

\$540,000

Median sale price

Median price

\$440,000

Property Type

Unit

Suburb

Cranbourne (3977)

Period - From

01/01/2023

to

30/06/2023

Source

Pricefinder

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
5 PHILLIP COURT, CRANBOURNE NORTH VIC 3977	\$505,000	30/08/2023
47 LURLINE STREET, CRANBOURNE VIC 3977	\$510,000	23/05/2023
1/6 FAIRFIELD STREET, CRANBOURNE VIC 3977	\$515,000	19/03/2023

This Statement of Information was prepared on: 19/09/2023