

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

11 THE BELFRY 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

\$790,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

7 CANDICE GROVE CRANBOURNE VIC 3977	\$800,000	22-Nov-23
27 MCGAVIN WAY CRANBOURNE VIC 3977	\$840,000	09-Nov-23
15 TOPP STREET CRANBOURNE VIC 3977	\$815,000	14-Oct-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.~~

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AREASPECIALIST

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7 CANDICE GROVE CRANBOURNE VIC 3977

Sold Price

^{RS} \$800,000

Sold Date 22-Nov-23

 4  2  2

Distance 0.52km



27 MCGAVIN WAY CRANBOURNE VIC 3977

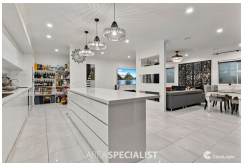
Sold Price

^{RS} \$840,000

Sold Date 09-Nov-23

 3  2  2

Distance 0.7km



15 TOPP STREET CRANBOURNE VIC 3977

Sold Price

^{RS} \$815,000

Sold Date 14-Oct-23

 4  2  2

Distance 0.72km

RS = Recent sale

UN = Undisclosed Sale

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