

## 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

19 SARNO COURT CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,499

Property type

House

Suburb

Cranbourne

Period-from

01 Oct 2022

to

30 Sep 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

8 MILLBANK PLACE CRANBOURNE VIC 3977	\$670,000	19-Sep-23
13 FARRER CLOSE CRANBOURNE VIC 3977	\$650,000	03-Sep-23
2 WANG COURT CRANBOURNE VIC 3977	\$670,000	21-Aug-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: 27 October 2023



**8 MILLBANK PLACE CRANBOURNE VIC 3977** Sold Price <sup>RS</sup> **\$670,000** Sold Date **19-Sep-23**  
 Distance **2.48km**  
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**13 FARRER CLOSE CRANBOURNE VIC 3977** Sold Price **\$650,000** Sold Date **03-Sep-23**  
 Distance **0.43km**  
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**2 WANG COURT CRANBOURNE VIC 3977** Sold Price **\$670,000** Sold Date **21-Aug-23**  
 Distance **1.03km**  
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**13 MARYLYN PLACE CRANBOURNE VIC 3977** Sold Price **\$680,000** Sold Date **15-Aug-23**  
 Distance **2.47km**  
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**8 SIDNEY STREET CRANBOURNE VIC 3977** Sold Price **\$695,000** Sold Date **22-Jun-23**  
 Distance **1.65km**  
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**1 HALSTEAD COURT CRANBOURNE VIC 3977** Sold Price **\$682,000** Sold Date **03-Jul-23**  
 Distance **1.84km**  
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RS = Recent sale      UN = Undisclosed Sale

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**31 CAMPBELL PARADE  
CRANBOURNE VIC 3977**

3 2 3

Sold Price **\$665,000** Sold Date **03-Jul-23**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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