

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 2/22 Dearing 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 \$500,000 & \$550,000

Median sale price

Median price \$ 460,000 Property type Unit Suburb Cranbourne 3977

Period - From 05/08/23 to 05/02/14 Source Pricefinder

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 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
1a Carol Ave, Cranbourne	\$ 556,000	01/24
9a Campbell Pde, Cranbourne	\$600,000	11/23
19a Normanby Street, Cranbourne	\$ 630,000	10/23

This Statement of Information was prepared on: 19/02/24