

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

2/47 BAKEWELL 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

\$455,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/22 WALTER STREET CRANBOURNE VIC 3977	\$465,000	27-Dec-23
3/20 DUFF STREET CRANBOURNE VIC 3977	\$460,000	20-Dec-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: 14 March 2024


**3/22 WALTER STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price \$465,000 Sold Date 27-Dec-23
Distance 1.2km

**3/20 DUFF STREET CRANBOURNE
VIC 3977**

2 1 1

Sold Price \$460,000 Sold Date 20-Dec-23
Distance 1.28km
RS = Recent sale
UN = Undisclosed Sale

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