

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 MOPAR COURT CRANBOURNE EAST 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

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Nov 2022

to

31 Oct 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

1 DAWS STREET CRANBOURNE EAST VIC 3977	\$577,500	29-Jun-23
27 CANMORE STREET CRANBOURNE EAST VIC 3977	\$565,000	25-May-23
42 GREENAWAY TERRACE CRANBOURNE EAST VIC 3977	\$555,000	02-Jun-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: 01 November 2023

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**1 DAWS STREET CRANBOURNE
EAST VIC 3977**

3 1 1

Sold Price **\$577,500** Sold Date **29-Jun-23**

Distance **1.72km**



**27 CANMORE STREET
CRANBOURNE EAST VIC 3977**

3 1 1

Sold Price **\$565,000** Sold Date **25-May-23**

Distance **1.88km**



**42 GREENAWAY TERRACE
CRANBOURNE EAST VIC 3977**

3 1 1

Sold Price **\$555,000** Sold Date **02-Jun-23**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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