

## 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

26 AMBASSADOR CIRCUIT CRANBOURNE SOUTH 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne South

Period-from

01 Apr 2023

to

31 Mar 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

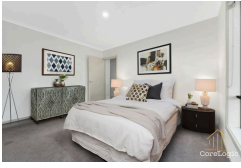
8 LEFRANT WAY CRANBOURNE SOUTH VIC 3977	\$802,000	20-Nov-23
18 HIKARI CRESCENT CRANBOURNE SOUTH VIC 3977	\$780,000	25-Oct-23
17 VENETIA WAY CRANBOURNE SOUTH VIC 3977	\$830,000	06-Mar-24

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: 19 April 2024

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**8 LEFRANT WAY CRANBOURNE SOUTH VIC 3977**

 4  2  2

Sold Price **\$802,000** Sold Date **20-Nov-23**

Distance **0.26km**



**18 HIKARI CRESCENT CRANBOURNE SOUTH VIC 3977**

 4  2  2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **25-Oct-23**

Distance **0.27km**



**17 VENETIA WAY CRANBOURNE SOUTH VIC 3977**

 4  2  2

Sold Price <sup>RS</sup> **\$830,000** Sold Date **06-Mar-24**

Distance **0.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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