

## 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

31 DUFF STREET 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

\$689,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,250

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2023

to

31 May 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 EVELYNE AVENUE CRANBOURNE VIC 3977	\$700,000	12-Mar-24
3 LAMB STREET CRANBOURNE VIC 3977	\$840,000	06-May-24
33 VALEPARK CRESCENT CRANBOURNE VIC 3977	\$695,000	11-Feb-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.~~

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**3 EVELYNE AVENUE  
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$700,000** Sold Date **12-Mar-24**

Distance **0.79km**



**3 LAMB STREET CRANBOURNE VIC  
3977**

3 1 1

Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **06-May-24**

Distance **1.27km**



**33 VALEPARK CRESCENT  
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$695,000** Sold Date **11-Feb-24**

Distance **1.1km**

RS = Recent sale      UN = Undisclosed Sale

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