

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

2a Bowen Street, Cranbourne Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$670,000 Property Type House Suburb Cranbourne

Period - From 01/01/2023 to 31/12/2023 Source REIV

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
1	37 Masterton PI CRANBOURNE EAST 3977	\$548,000	17/11/2023
2	36a Taylor St CRANBOURNE 3977	\$515,000	21/02/2024
3	7/41-45 Valencia Cirt CRANBOURNE 3977	\$470,000	22/11/2023

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 six months.~~

This Statement of Information was prepared on:

29/02/2024 09:59



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending December 2023: \$670,000

Comparable Properties

37 Masterton PI CRANBOURNE EAST 3977 (VG) Agent Comments



Price: \$548,000
Method: Sale
Date: 17/11/2023
Property Type: House (Res)
Land Size: 320 sqm approx



36a Taylor St CRANBOURNE 3977 (REI) Agent Comments



Price: \$515,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 247 sqm approx



7/41-45 Valencia Cirt CRANBOURNE 3977 (REI) Agent Comments



Price: \$470,000
Method: Private Sale
Date: 22/11/2023
Property Type: House

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