

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

35 BENDIGO COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2023

to

30 Jun 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

9 MCGARVIE DRIVE CRANBOURNE NORTH VIC 3977	\$760,000	26-Mar-24
35 LEAFY CIRCUIT CRANBOURNE EAST VIC 3977	\$757,000	16-Mar-24
73 BREENS ROAD CRANBOURNE WEST VIC 3977	\$755,000	10-Apr-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: 10 July 2024

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9 MCGARVIE DRIVE CRANBOURNE Sold Price **\$760,000** Sold Date **26-Mar-24**
NORTH VIC 3977

4 2 2

Distance **1.76km**



35 LEAFY CIRCUIT CRANBOURNE Sold Price **\$757,000** Sold Date **16-Mar-24**
EAST VIC 3977

4 2 2

Distance **1.61km**



73 BREENS ROAD CRANBOURNE Sold Price **\$755,000** Sold Date **10-Apr-24**
WEST VIC 3977

4 2 2

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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