

## 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

39 LATROBE 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

\$660,000

&

\$720,000

### 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

8 BARILLA COURT CRANBOURNE VIC 3977	\$665,000	23-Apr-24
11 BELLARINE DRIVE CRANBOURNE VIC 3977	\$675,500	04-Mar-24
51 PEPPERBUSH CIRCUIT CRANBOURNE VIC 3977	\$715,000	26-Jan-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: 26 June 2024



**8 BARILLA COURT CRANBOURNE  
VIC 3977**

3 1 2

Sold Price

**\$665,000**

Sold Date

**23-Apr-24**

Distance

**1.43km**



**11 BELLARINE DRIVE  
CRANBOURNE VIC 3977**

3 2 2

Sold Price

**\$675,500**

Sold Date

**04-Mar-24**

Distance

**0.65km**



**51 PEPPERBUSH CIRCUIT  
CRANBOURNE VIC 3977**

3 2 2

Sold Price

**\$715,000**

Sold Date

**26-Jan-24**

Distance

**1.73km**

RS = Recent sale

UN = Undisclosed Sale

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