

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

4/95-101 BREENS ROAD CRANBOURNE WEST 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2023

to

31 Jan 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

2/51 WALLACE ROAD CRANBOURNE VIC 3977	\$510,000	31-Jan-24
3/24 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$506,000	04-Dec-23
2/14 COOK COURT CRANBOURNE NORTH VIC 3977	\$490,000	27-Nov-23

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: 22 February 2024



**2/51 WALLACE ROAD
CRANBOURNE VIC 3977**

2 1 -

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **31-Jan-24**

Distance **1.72km**



**3/24 ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

2 1 1

Sold Price ^{RS} **\$506,000** ^{UN} Sold Date **04-Dec-23**

Distance **1.61km**



**2/14 COOK COURT CRANBOURNE
NORTH VIC 3977**

2 1 1

Sold Price **\$490,000** Sold Date **27-Nov-23**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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