

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

5 BOURKE ROAD 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,000

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2023

to

31 Mar 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

1 DAMIAN COURT CRANBOURNE VIC 3977	\$620,500	08-Apr-24
1 HIGHVIEW AVENUE CRANBOURNE VIC 3977	\$590,000	14-Dec-23
38 NORMANBY STREET CRANBOURNE VIC 3977	\$615,000	12-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: 26 April 2024



1 DAMIAN COURT CRANBOURNE VIC 3977

3 1 2

Sold Price

^{RS} **\$620,500**

Sold Date **08-Apr-24**

Distance **0.11km**



1 HIGHVIEW AVENUE CRANBOURNE VIC 3977

3 1 2

Sold Price

\$590,000

Sold Date **14-Dec-23**

Distance **0.5km**



38 NORMANBY STREET CRANBOURNE VIC 3977

3 1 2

Sold Price

^{RS} **\$615,000**

Sold Date **12-Apr-24**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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