## 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
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$654,000	Prope	erty type		House	Suburb	Cranbourne
Period-from	01 Apr 2023	to	31 Mar 2	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





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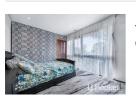
1 DAMIAN COURT CRANBOURNE **VIC 3977** 

Sold Price

RS \$620,500 Sold Date 08-Apr-24

Distance

0.11km



1 HIGHVIEW AVENUE **CRANBOURNE VIC 3977** 

**=** 3 ₾ 1 Sold Price

\$590,000 Sold Date 14-Dec-23

Distance 0.5km



**38 NORMANBY STREET CRANBOURNE VIC 3977** 

**■** 3

Sold Price

RS \$615,000 Sold Date 12-Apr-24

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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