

## 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

7 PAGODA PLACE 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

\$595,000

&

\$654,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,000

Property type

House

Suburb

Cranbourne

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

9 PAGODA PLACE CRANBOURNE VIC 3977	\$633,000	14-Feb-23
27 WATERBURY STREET CRANBOURNE VIC 3977	\$600,000	01-Feb-23
23 BRAESTAR STREET CRANBOURNE VIC 3977	\$620,000	30-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: 19 February 2024



**9 PAGODA PLACE CRANBOURNE  
 VIC 3977**

3 2 2

Sold Price **\$633,000** Sold Date **14-Feb-23**

Distance **0.01km**



**27 WATERBURY STREET  
 CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$600,000** Sold Date **01-Feb-23**

Distance **0.4km**



**23 BRAESTAR STREET  
 CRANBOURNE VIC 3977**

3 2 1

Sold Price <sup>RS</sup> **\$620,000** Sold Date **30-Jan-24**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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