# 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

#### 74 MARYLYN PLACE CRANBOURNE VIC 3977

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	2 <u>3090000</u>	&	\$750,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$639,499	Property type	House	Suburb	Cranbourne				

31 Oct 2023

#### Comparable property sales (\*Delete A or B below as applicable)

01 Nov 2022

**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.

to

Address of comparable property	Price	Date of sale	
23 ROUSE STREET CRANBOURNE VIC 3977	740000	30-Oct-23	
20 FLAMETREE CIRCUIT CRANBOURNE VIC 3977	800000	02-Oct-23	
13 MARYLYN PLACE CRANBOURNE VIC 3977	680000	15-Aug-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.

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Source



Corelogic

consumer.vic.gov.au

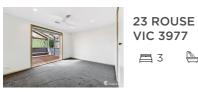


Distance

1.13km

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23 ROUSE STREET CRANBOURNE VIC 3977	Sold Price	<sup>RS</sup> 740000	Sold Date	30-Oct-23
🛱 3 👆 2 🞧 4			Distance	0.71km
20 FLAMETREE CIRCUIT	Sold Price	800000	Sold Date	02-Oct-23







	13 MARYLYN PLACE CRANBOURNE Sold Price 6   VIC 3977			680000	Sold Date	15-Aug-23	
A A A A A A A A A A A A A A A A A A A		2	<b>⇔</b> 2			Distance	0.37km

#### RS = Recent sale UN = Undisclosed Sale

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