

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

8 HUDSON STREET 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,500

Property type

House

Suburb

Cranbourne

Period-from

01 May 2023

to

30 Apr 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

30 BRUCE STREET CRANBOURNE VIC 3977	\$642,501	26-Feb-24
2 HUDSON STREET CRANBOURNE VIC 3977	\$695,000	17-Jun-22
7 LORNA STREET CRANBOURNE VIC 3977	\$625,054	27-Sep-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: 10 May 2024

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**30 BRUCE STREET CRANBOURNE
 VIC 3977**

Sold Price

\$642,501

Sold Date **26-Feb-24**

2 1 1

Distance **0.11km**



**2 HUDSON STREET CRANBOURNE
 VIC 3977**

Sold Price

\$695,000

Sold Date **17-Jun-22**

3 1 2

Distance **0.05km**



**7 LORNA STREET CRANBOURNE
 VIC 3977**

Sold Price

\$625,054

Sold Date **27-Sep-23**

3 1 2

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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