

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

4 Desert Rose Court 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,500

Property type

Land

Suburb

Cranbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

8 Silvergum Place Cranbourne VIC 3977	\$768,000	18-Aug-21
59 Flametree Circuit Cranbourne VIC 3977	\$790,000	15-Oct-21
16 Dryandra Place Cranbourne VIC 3977	\$740,000	24-Jun-21

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: 03 November 2021



8 Silvergum Place Cranbourne VIC 3977

4 2 2

Sold Price

\$768,000

Sold Date

18-Aug-21

Distance

0.05km



59 Flametree Circuit Cranbourne VIC 3977

4 2 2

Sold Price

^{RS} **\$790,000**

Sold Date

15-Oct-21

Distance

0.51km



16 Dryandra Place Cranbourne VIC 3977

4 2 2

Sold Price

\$740,000

Sold Date

24-Jun-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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