

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

1 DURNOCH PLACE 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2021

to

31 Jul 2022

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

22 FERNDOWN DRIVE CRANBOURNE VIC 3977	\$870,000	06-May-22
4 FIRESTONE GREEN CRANBOURNE VIC 3977	\$850,000	02-May-22

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 August 2022

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**22 FERNDOWN DRIVE
CRANBOURNE VIC 3977**

5 2 2

 Sold Price **\$870,000** Sold Date **06-May-22**

 Distance **0.04km**

**4 FIRESTONE GREEN
CRANBOURNE VIC 3977**

4 2 2

 Sold Price **\$850,000** Sold Date **02-May-22**

 Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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