

## 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

2/19 CODRINGTON STREET 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2021

to

31 Aug 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

12/21 MERRIJIG AVENUE CRANBOURNE VIC 3977	\$472,000	30-May-22
1/20 CIRCLE DRIVE NORTH CRANBOURNE VIC 3977	\$460,000	07-Mar-22
1/24 ALEXANDER STREET CRANBOURNE VIC 3977	\$460,000	06-Apr-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: 07 September 2022

Casey Estate Agents

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 <p>12/21 Merrijig Avenue Cranbourne Uj Hooker</p>	<p><b>12/21 MERRIJIG AVENUE CRANBOURNE VIC 3977</b></p>	<p>Sold Price</p>	<p><b>\$472,000</b></p>	<p>Sold Date <b>30-May-22</b></p>
	<p>3  1  1 </p>			<p>Distance <b>1.58km</b></p>
	<p><b>1/20 CIRCLE DRIVE NORTH CRANBOURNE VIC 3977</b></p>	<p>Sold Price</p>	<p><b>\$460,000</b></p>	<p>Sold Date <b>07-Mar-22</b></p>
	<p>3  1  1 </p>			<p>Distance <b>1.6km</b></p>
	<p><b>1/24 ALEXANDER STREET CRANBOURNE VIC 3977</b></p>	<p>Sold Price</p>		<p>Sold Date <b>06-Apr-22</b></p>
	<p>3  1  1 </p>			<p>Distance <b>0.64km</b></p>

RS = Recent sale

UN = Undisclosed Sale

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