

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

5 SHARYN STREET CRANBOURNE WEST 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2022

to

30 Jun 2023

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

5 JASA CRESCENT CRANBOURNE WEST VIC 3977	\$510,000	14-Jun-23
10 MARNIE DRIVE CRANBOURNE WEST VIC 3977	\$570,000	25-May-23
31 MARNIE DRIVE CRANBOURNE WEST VIC 3977	\$555,000	04-May-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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**5 JASA CRESCENT CRANBOURNE
WEST VIC 3977**

3 1 1

Sold Price

^{RS}

\$510,000

Sold Date

14-Jun-23

Distance

0.17km



**10 MARNIE DRIVE CRANBOURNE
WEST VIC 3977**

3 1 2

Sold Price

^{RS}

\$570,000

Sold Date

25-May-23

Distance

0.73km



**31 MARNIE DRIVE CRANBOURNE
WEST VIC 3977**

3 1 1

Sold Price

^{RS}

\$555,000

Sold Date

04-May-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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