

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

1/34 CLAIRMONT AVENUE 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,777

Property type

Unit

Suburb

Cranbourne

Period-from

01 Nov 2022

to

31 Oct 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

3/21 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$535,000	05-Sep-23
5 JASA CRESCENT CRANBOURNE WEST VIC 3977	\$510,000	30-May-23
1/85 SLADEN STREET CRANBOURNE VIC 3977	\$525,000	14-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: 20 November 2023



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**3/21 ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

3 1 1

Sold Price **\$535,000** Sold Date **05-Sep-23**

Distance **1.95km**



**5 JASA CRESCENT CRANBOURNE
WEST VIC 3977**

3 1 1

Sold Price **\$510,000** Sold Date **30-May-23**

Distance **1.49km**



**1/85 SLADEN STREET
CRANBOURNE VIC 3977**

3 1 1

Sold Price ^{RS} **\$525,000** Sold Date **14-Sep-23**

Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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