

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

1/107 NARRE WARREN ROAD 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Dec 2022

to

30 Nov 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

2/10 NORMANBY STREET CRANBOURNE VIC 3977	\$450,000	15-Dec-23
2/13 OTOOLES ROAD CRANBOURNE VIC 3977	\$448,000	23-Aug-23
2/2 LAWSON CLOSE CRANBOURNE VIC 3977	\$495,000	25-Aug-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: 18 December 2023



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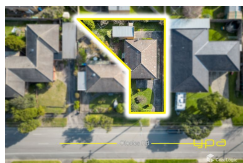


**2/10 NORMANBY STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **15-Dec-23**

Distance **0.83km**



**2/13 OTOOLES ROAD
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$448,000** Sold Date **23-Aug-23**

Distance **1.8km**



**2/2 LAWSON CLOSE
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$495,000** Sold Date **25-Aug-23**

Distance **2.01km**

RS = Recent sale

UN = Undisclosed Sale

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