

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

8 VALMA 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2023

to

31 Dec 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

1/25 CHOMLEY STREET CRANBOURNE VIC 3977	\$525,000	14-Aug-23
1/34 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$540,000	25-Nov-23
33 MARNIE DRIVE CRANBOURNE WEST VIC 3977	\$525,000	27-Oct-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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25 Chomley Street, Cranbourne

1/25 CHOMLEY STREET
CRANBOURNE VIC 3977

3 1 2

Sold Price **\$525,000** Sold Date **14-Aug-23**

Distance **0.71km**



1/34 CLAIRMONT AVENUE
CRANBOURNE VIC 3977

3 1 2

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **25-Nov-23**

Distance **0.61km**



33 MARNIE DRIVE CRANBOURNE
WEST VIC 3977

3 1 2

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **27-Oct-23**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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