

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

76 MAJESTIC BOULEVARD 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

8 TULIP GROVE CRANBOURNE VIC 3977	\$735,000	02-Oct-23
23 KINGDOM DRIVE CRANBOURNE VIC 3977	\$720,000	15-Mar-24
12 RAPALLO WAY CRANBOURNE NORTH VIC 3977	\$740,000	20-Nov-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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8 TULIP GROVE CRANBOURNE VIC 3977 Sold Price **\$735,000** Sold Date **02-Oct-23**

4 3 2

Distance **0.21km**



23 KINGDOM DRIVE CRANBOURNE VIC 3977 Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **15-Mar-24**

3 2 2

Distance **0.5km**



12 RAPALLO WAY CRANBOURNE NORTH VIC 3977 Sold Price **\$740,000** Sold Date **20-Nov-23**

4 2 2

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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