

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

2/25 CHOMLEY STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,975

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2023

to

30 Nov 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

1 FAGAN COURT CRANBOURNE VIC 3977	\$545,000	11-Oct-24
3/54 TAYLOR STREET CRANBOURNE VIC 3977	\$485,000	04-Dec-24
6 AVERNE STREET CRANBOURNE VIC 3977	\$520,000	20-Nov-24

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 December 2024

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**1 FAGAN COURT CRANBOURNE
VIC 3977**

 2  1  1

Sold Price **\$545,000** Sold Date **11-Oct-24**

Distance **0.14km**



**3/54 TAYLOR STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price ^{RS} **\$485,000** Sold Date **04-Dec-24**

Distance **0.83km**



**6 AVERNE STREET CRANBOURNE
VIC 3977**

 3  1  2

Sold Price **\$520,000** Sold Date **20-Nov-24**

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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