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	3/15 FAIRFIELD 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	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Aug 2022	to	31 Jul 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
4/7 NORMANBY STREET CRANBOURNE VIC 3977	$463,350	14-Jun-23
45A LURLINE STREET CRANBOURNE VIC 3977	$458,500	07-May-23
2/53 LOCH STREET CRANBOURNE VIC 3977	$480,000	14-Jun-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: 14 August 2023

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4/7 NORMANBY STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$463,350** Sold Date **14-Jun-23**

Distance **0.57km**



45A LURLINE STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$458,500** Sold Date **07-May-23**

Distance **0.86km**



2/53 LOCH STREET CRANBOURNE VIC 3977

2 1 1

Sold Price RS **$480,000** Sold Date **14-Jun-23**

Distance **1.16km**

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

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