

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

1/104 DUFF 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

\$500,000

Property type

House

Suburb

Cranbourne

Period-from

01 May 2024

to

30 Apr 2025

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

5/19-21 MACULATA DRIVE CRANBOURNE WEST VIC 3977	\$475,000	13-Mar-25
18 TUCKER STREET CRANBOURNE VIC 3977	\$460,000	18-Apr-25
3/2 FAIRFIELD STREET CRANBOURNE VIC 3977	\$460,000	19-Mar-25

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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**5/19-21 MACULATA DRIVE
CRANBOURNE WEST VIC 3977**

 2  1  1

Sold Price **\$475,000** Sold Date **13-Mar-25**

Distance **0.38km**



**18 TUCKER STREET CRANBOURNE
VIC 3977**

 2  1  -

Sold Price ^{RS} **\$460,000** Sold Date **18-Apr-25**

Distance **0.81km**



**3/2 FAIRFIELD STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$460,000** Sold Date **19-Mar-25**

Distance **0.84km**

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

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