

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

2/137 Narre Warren Road 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2020

to

31 May 2021

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

1/132 Camms Road Cranbourne VIC 3977	\$401,000	13-Jan-21
2/15 Lecky Street Cranbourne VIC 3977	\$405,000	23-Jan-21
4/203-205 South Gippsland Highway Cranbourne VIC 3977	\$405,000	01-Mar-21

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: 29 June 2021



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1/132 Camms Road Cranbourne VIC 3977

3 1 1

Sold Price

\$401,000

Sold Date

13-Jan-21

Distance

0.62km



2/15 Lecky Street Cranbourne VIC 3977

3 1 1

Sold Price

\$405,000

Sold Date

23-Jan-21

Distance

0.44km



4/203-205 South Gippsland Highway Cranbourne VIC 3977

2 1 1

Sold Price

Sold Date

01-Mar-21

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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