

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

7 GALWAY PLACE 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

29 SNEAD BOULEVARD CRANBOURNE VIC 3977	\$930,000	14-Oct-22
13 DUNFERLINE CRESCENT CRANBOURNE VIC 3977	\$855,000	02-Aug-22

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: 03 December 2022

**29 SNEAD BOULEVARD
CRANBOURNE VIC 3977**

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Sold Price **\$930,000** Sold Date **14-Oct-22**Distance **1.15km****13 DUNFERLINE CRESCENT
CRANBOURNE VIC 3977**

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Sold Price **\$855,000** Sold Date **02-Aug-22**Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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