

## 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

11 BONFIRE WAY CRANBOURNE SOUTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Cranbourne South

Period-from

01 Sep 2022

to

31 Aug 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

48 LIMANDUS CRESCENT CRANBOURNE SOUTH VIC 3977	\$612,000	15-May-23
49 VOLUNTEER AVENUE CRANBOURNE SOUTH VIC 3977	\$632,000	10-Aug-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: 12 September 2023

**48 LIMANDUS CRESCENT  
CRANBOURNE SOUTH VIC 3977**

3 2 1

Sold Price **\$612,000** Sold Date **15-May-23**Distance **1.06km****49 VOLUNTEER AVENUE  
CRANBOURNE SOUTH VIC 3977**

3 2 2

Sold Price <sup>RS</sup> **\$632,000** Sold Date **10-Aug-23**Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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