

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

6 SUNNINGDALE CRESCENT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2022

to

31 May 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

8 GALWAY PLACE CRANBOURNE VIC 3977	\$920,000	05-Feb-23
27 CHERRYHILLS DRIVE CRANBOURNE VIC 3977	\$1,000,005	13-Feb-23
8 BELVOIR COURT CRANBOURNE VIC 3977	\$1,100,000	16-Dec-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.~~

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**8 GALWAY PLACE CRANBOURNE
VIC 3977**

4 2 3

Sold Price

\$920,000

Sold Date

05-Feb-23

Distance

0.37km



**27 CHERRYHILLS DRIVE
CRANBOURNE VIC 3977**

4 2 2

Sold Price

\$1,000,005

Sold Date

13-Feb-23

Distance

0.78km



**8 BELVOIR COURT CRANBOURNE
VIC 3977**

4 2 2

Sold Price

\$1,100,000

Sold Date

16-Dec-22

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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