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	4/203-205 SOUTH GIPPSLAND HIGHWAY 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	$399,999	&	$439,998

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Feb 2022	to	31 Jan 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
2/17-19 WILLIAM STREET CRANBOURNE VIC 3977	$432,000	16-Sep-22
2/24 ALEXANDER STREET CRANBOURNE VIC 3977	$425,000	28-Sep-22
3/117 CLARENDON STREET CRANBOURNE VIC 3977	$435,000	17-Jan-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: 21 February 2023

Khushboo Joshi
M 0432539506
E kjoshi@ypa.com.au



2/17-19 WILLIAM STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$432,000** Sold Date **16-Sep-22**

Distance **0.1km**



2/24 ALEXANDER STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$425,000** Sold Date **28-Sep-22**

Distance **0.21km**



3/117 CLARENDON STREET CRANBOURNE VIC 3977

2 1 1

Sold Price RS **$435,000** Sold Date **17-Jan-23**

Distance **0.47km**

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

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