

## 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 Grandeur Court Cranbourne 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

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2019

to

30 Nov 2020

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

12 Hilda Way Cranbourne VIC 3977	\$960,000	17-Oct-20
19 Childers Street Cranbourne VIC 3977	\$850,000	22-Jun-20

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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**12 Hilda Way Cranbourne VIC 3977** Sold Price **\$960,000** Sold Date **17-Oct-20**

5 3 3

Distance **0.33km**



**19 Childers Street Cranbourne VIC 3977** Sold Price <sup>RS</sup> **\$850,000** Sold Date **22-Jun-20**

4 2 2

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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