

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

1/20 STAWELL STREET 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/22 WALTER STREET CRANBOURNE VIC 3977	\$520,000	10-Sep-24
3/22-24 DUFF STREET CRANBOURNE VIC 3977	\$481,000	23-Sep-24
5/4-6 WILLIAM STREET CRANBOURNE VIC 3977	\$465,000	17-Aug-24

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: 29 October 2024

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**3/22 WALTER STREET
CRANBOURNE VIC 3977**

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Sold Price

^{RS}**\$520,000**

Sold Date

10-Sep-24

Distance

0.84km**3/22-24 DUFF STREET
CRANBOURNE VIC 3977**

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Sold Price

^{RS}**\$481,000**

Sold Date

23-Sep-24

Distance

0.91km**5/4-6 WILLIAM STREET
CRANBOURNE VIC 3977**

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Sold Price

^{RS}**\$465,000**^{UN}

Sold Date

17-Aug-24

Distance

0.94km**RS** = Recent sale**UN** = Undisclosed Sale

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