

## 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 KALYPTOS WALK 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

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,250

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2023

to

30 Jun 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

30 BRUCE STREET CRANBOURNE VIC 3977	\$642,501	26-Feb-24
3 ANDRE COURT CRANBOURNE WEST VIC 3977	\$630,000	14-Mar-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: 01 July 2024



**30 BRUCE STREET CRANBOURNE  
VIC 3977**

2 1 1

Sold Price

**\$642,501**

Sold Date **26-Feb-24**

Distance **1.03km**



**3 ANDRE COURT CRANBOURNE  
WEST VIC 3977**

3 1 4

Sold Price

**\$630,000**

Sold Date **14-Mar-24**

Distance **1.18km**

RS = Recent sale      UN = Undisclosed Sale

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