

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

3 HOTHAM 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

\$639,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

39 CRANBOURNE DRIVE CRANBOURNE VIC 3977	\$690,000	17-Mar-25
13 FAIRBAIRN ROAD CRANBOURNE VIC 3977	\$665,000	27-Feb-25

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: 27th April 2025



**39 CRANBOURNE DRIVE
CRANBOURNE VIC 3977**

 3  1  1

Sold Price **\$690,000** Sold Date **17-Mar-25**

Distance **1.15km**



**13 FAIRBAIRN ROAD
CRANBOURNE VIC 3977**

 3  1  1

Sold Price **\$665,000** Sold Date **27-Feb-25**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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