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	1/10 BOWEN 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	$499,000	&	$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$496,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Mar 2024	to	28 Feb 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
1 FAGAN COURT CRANBOURNE VIC 3977	$545,000	11-Oct-24
8/20 STAWELL STREET CRANBOURNE VIC 3977	$484,134	30-Jan-25
2/54 TAYLOR STREET CRANBOURNE VIC 3977	$500,000	15-Jan-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: 12 March 2025

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1 FAGAN COURT CRANBOURNE VIC 3977

2 1 1

Sold Price **$545,000** Sold Date **11-Oct-24**

Distance **1.48km**



8/20 STAWELL STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$484,134** Sold Date **30-Jan-25**

Distance **1.06km**



2/54 TAYLOR STREET CRANBOURNE VIC 3977

2 1 1

Sold Price RS **$500,000** Sold Date **15-Jan-25**

Distance **1.15km**

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

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