

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

20 Valerie Drive 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2020

to

31 Jul 2021

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

48 Valepark Crescent Cranbourne VIC 3977	\$600,000	14-Jul-21
15 Sidney Street Cranbourne VIC 3977	\$580,000	21-Jun-21
55 Camms Road Cranbourne VIC 3977	\$590,000	07-Jun-21

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: 03 August 2021


48 Valepark Crescent Cranbourne VIC 3977
 3  1  2

Sold Price

^{RS} **\$600,000**

Sold Date

14-Jul-21

Distance

0.09km

15 Sidney Street Cranbourne VIC 3977
 3  1  3

Sold Price

^{RS} **\$580,000**

Sold Date

21-Jun-21

Distance

1.87km

55 Camms Road Cranbourne VIC 3977
 3  1  2

Sold Price

^{RS} **\$590,000**

Sold Date

07-Jun-21

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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