

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

2/23 Clarendon Street Cranbourne, 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between \$460,000.00 & \$506,000.00

Median sale price

Median price \$392,500.00 Property Type UNIT Suburb CRANBOURNE

Period - From 16-May-2018 to 16-Oct-2018 Source Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	6 Nanea Path, Cranbourne VIC 3977	\$446,000.00	23-May-2018
2	1/6 Fairfield Street, Cranbourne VIC 3977	\$445,000.00	01-May-2018
3	6 Virginia Street, Cranbourne VIC 3977	\$465,000.00	27-Aug-2018

This statement of information was prepared on 15-May-2020 at 4:06:39 PM EST