

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

10/37-39 VALENCIA CIRCUIT 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jun 2023

to

31 May 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

3/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$475,000	21-Feb-24
32A BOWEN STREET CRANBOURNE VIC 3977	\$485,000	28-Mar-24
3/22 WALTER STREET CRANBOURNE VIC 3977	\$465,000	27-Dec-23

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: 26 June 2024



**3/41-45 VALENCIA CIRCUIT
 CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$475,000** Sold Date **21-Feb-24**

Distance **0.06km**



**32A BOWEN STREET
 CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$485,000** Sold Date **28-Mar-24**

Distance **0.77km**



**3/22 WALTER STREET
 CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$465,000** Sold Date **27-Dec-23**

Distance **1.12km**

RS = Recent sale UN = Undisclosed Sale

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