

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

3/26 BAKEWELL 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2021

to

30 Apr 2022

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

5/77 CLARENDON STREET CRANBOURNE VIC 3977	\$389,950	22-Oct-21
3/45 STAWELL STREET CRANBOURNE VIC 3977	\$510,000	14-Apr-22
3/61 CAMERON STREET CRANBOURNE VIC 3977	\$470,000	13-Dec-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: 04 May 2022



**5/77 CLARENDON STREET
CRANBOURNE VIC 3977**

 2  1  2

Sold Price **\$389,950** Sold Date **22-Oct-21**

Distance -



**3/45 STAWELL STREET
CRANBOURNE VIC 3977**

 2  2  1

Sold Price ^{RS} **\$510,000** Sold Date **14-Apr-22**

Distance -



**3/61 CAMERON STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$470,000** Sold Date **13-Dec-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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