

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

5 ISAAC SMITH CRESCENT 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,250

Property type

House

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

5 THOMAS CRESCENT CRANBOURNE VIC 3977	\$470,000	08-Jun-24
9 DAVID AVENUE CRANBOURNE VIC 3977	\$520,000	20-Apr-24

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: 27 June 2024

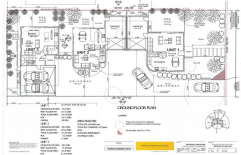


**5 THOMAS CRESCENT
CRANBOURNE VIC 3977**

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Sold Price ^{RS} **\$470,000** Sold Date **08-Jun-24**

Distance **0.44km**



**9 DAVID AVENUE CRANBOURNE
VIC 3977**

2 1 -

Sold Price **\$520,000** Sold Date **20-Apr-24**

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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