

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 PERKUNOS LANE CRANBOURNE SOUTH 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

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Cranbourne South

Period-from

01 Jun 2021

to

31 May 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

4 HESTIA AVENUE CRANBOURNE WEST VIC 3977	\$615,000	20-May-22
29 BALLYMARANG CHASE CRANBOURNE WEST VIC 3977	\$642,000	17-Mar-22
10 GUINEA FLOWER DRIVE CRANBOURNE WEST VIC 3977	\$620,000	31-May-22

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: 05 June 2022



4 HESTIA AVENUE CRANBOURNE WEST VIC 3977

 3  2  1

Sold Price

^{RS} **\$615,000**

Sold Date **20-May-22**

Distance **0.82km**



29 BALLYMARANG CHASE CRANBOURNE WEST VIC 3977

 3  2  2

Sold Price

\$642,000

Sold Date **17-Mar-22**

Distance **2.08km**



10 GUINEA FLOWER DRIVE CRANBOURNE WEST VIC 3977

 3  2  1

Sold Price

^{RS} **\$620,000**

Sold Date **31-May-22**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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