

## 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  
30 STAWELL 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	\$699,000	&	\$769,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$654,000	Property type	House	Suburb	Cranbourne
Period-from	01 Feb 2023	to	31 Jan 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
32 CODRINGTON STREET CRANBOURNE VIC 3977	\$815,000	12-Dec-23
28 MUNDARING DRIVE CRANBOURNE VIC 3977	\$720,000	06-Dec-23
26 MUNDARING DRIVE CRANBOURNE VIC 3977	\$753,500	11-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: 17 February 2024

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**32 CODRINGTON STREET  
CRANBOURNE VIC 3977**

3 2 2

Sold Price **RS \$815,000 UN** Sold Date **12-Dec-23**

Distance **0.18km**



**28 MUNDARING DRIVE  
CRANBOURNE VIC 3977**

3 1 1

Sold Price **RS \$720,000 UN** Sold Date **06-Dec-23**

Distance **0.63km**



**26 MUNDARING DRIVE  
CRANBOURNE VIC 3977**

3 2 -

Sold Price **RS \$753,500** Sold Date **11-Dec-23**

Distance **0.63km**

**RS** = Recent sale **UN** = Undisclosed Sale

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