

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

2 Haven Court 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

6 Glenbourne Road Cranbourne VIC 3977	\$533,000	19-Jun-20
6 Fenfield Street Cranbourne VIC 3977	\$520,000	31-Jul-20
68 Camms Road Cranbourne VIC 3977	\$505,000	14-Jun-20

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: 16 November 2020



6 Glenbourne Road Cranbourne VIC 3977 Sold Price **\$533,000** Sold Date **19-Jun-20**

 4  2  2

Distance **0.33km**



6 Fenfield Street Cranbourne VIC 3977 Sold Price **\$520,000** Sold Date **31-Jul-20**

 4  2  3

Distance **0.38km**



68 Camms Road Cranbourne VIC 3977 Sold Price **\$505,000** Sold Date **14-Jun-20**

 4  3  2

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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