

## 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

2/27 Bowen Street Cranbourne VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$493,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/13 Normanby Street Cranbourne VIC 3977	\$455,000	18-Oct-21
1/4 Banks Road Cranbourne VIC 3977	\$452,500	01-Dec-21
12 Hawkshead Place Cranbourne North VIC 3977	\$485,000	22-Sep-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: 20 January 2022



**1/13 Normanby Street Cranbourne  
VIC 3977**

 2  1  1

Sold Price

**\$455,000**

Sold Date

**18-Oct-21**

Distance

**0.2km**

**1/4 Banks Road Cranbourne VIC  
3977**

 2  1  3

Sold Price

**\$452,500**

Sold Date

**01-Dec-21**

Distance

**2km**



**12 Hawkshead Place Cranbourne  
North VIC 3977**

 2  1  1

Sold Price

**\$485,000**

Sold Date

**22-Sep-21**

Distance

**2.61km**

RS = Recent sale

UN = Undisclosed Sale

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