

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

4/12 WILLIAM 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

2/53 LOCH STREET CRANBOURNE VIC 3977	\$505,000	26-May-25
39 LYALL STREET CRANBOURNE VIC 3977	\$521,000	14-Apr-25
1/37 ARLEON CRESCENT CRANBOURNE VIC 3977	\$570,000	24-Mar-25

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: 25 July 2025



2/53 LOCH STREET CRANBOURNE VIC 3977

Sold Price

\$505,000

Sold Date

26-May-25
 2

 1

 1

Distance

1.04km


39 LYALL STREET CRANBOURNE VIC 3977

Sold Price

^{RS} **\$521,000**

Sold Date

14-Apr-25
 3

 2

 1

Distance

1.12km


1/37 ARLEON CRESCENT CRANBOURNE VIC 3977

Sold Price

\$570,000

Sold Date

24-Mar-25
 3

 1

 2

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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