

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

5 Glenleigh Court Cranbourne North 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jul 2020

to

30 Jun 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

41 Josephine Avenue Cranbourne North VIC 3977	\$545,000	31-Mar-21
15 Elda Court Cranbourne North VIC 3977	\$570,000	09-Jul-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.

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41 Josephine Avenue Cranbourne North VIC 3977

 3  1  2

Sold Price

\$545,000

Sold Date

31-Mar-21

Distance

0.54km



15 Elda Court Cranbourne North VIC 3977

 3  1  2

Sold Price

^{RS} **\$570,000**

Sold Date

09-Jul-21

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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