

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

8 Maria 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2020

to

30 Apr 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 Margot Court Cranbourne North VIC 3977	\$670,000	18-Mar-21
14 Portofino Drive Cranbourne North VIC 3977	\$655,000	17-Dec-20
24 Flametree Circuit Cranbourne VIC 3977	\$675,000	11-Feb-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: 12 May 2021

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**1 Margot Court Cranbourne North
VIC 3977**

 4  2  2

Sold Price **\$670,000** Sold Date **18-Mar-21**

Distance **0.48km**



**14 Portofino Drive Cranbourne
North VIC 3977**

 4  2  2

Sold Price **\$655,000** Sold Date **17-Dec-20**

Distance **0.62km**



**24 Flametree Circuit Cranbourne
VIC 3977**

 4  2  2

Sold Price **\$675,000** Sold Date **11-Feb-21**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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