

## 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

2/19 ELIZABETH STREET CRANBOURNE NORTH 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

or range  
between

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$508,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Dec 2023

to

30 Nov 2024

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

4/19 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$575,888	06-Mar-24
6/15 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$610,000	18-Jul-24
2/3 MITCHELL COURT CRANBOURNE NORTH VIC 3977	\$595,000	02-Aug-24

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: 24 December 2024



**4/19 ELIZABETH STREET  
CRANBOURNE NORTH VIC 3977**

3 2 1

Sold Price **\$575,888** Sold Date **06-Mar-24**

Distance **0.03km**



**6/15 ELIZABETH STREET  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price **\$610,000** Sold Date **18-Jul-24**

Distance **0.07km**



**2/3 MITCHELL COURT  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price **\$595,000** Sold Date **02-Aug-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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