

## 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

30 MANNAVUE BOULEVARD 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

\$675,000

&

\$742,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 20 ISLINGTON AVENUE CRANBOURNE NORTH VIC 3977 | \$722,000 | 23-Aug-22 |
| 53 SABEL DRIVE CRANBOURNE NORTH VIC 3977      | \$735,000 | 29-Dec-22 |
| 21 OGLE WAY CRANBOURNE NORTH VIC 3977         | \$720,000 | 12-Sep-22 |

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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**20 ISLINGTON AVENUE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$722,000** Sold Date **23-Aug-22**

Distance **1.69km**



**53 SABEL DRIVE CRANBOURNE  
NORTH VIC 3977**

4 2 2

Sold Price **\$735,000** Sold Date **29-Dec-22**

Distance **1.47km**



**21 OGLE WAY CRANBOURNE  
NORTH VIC 3977**

4 2 2

Sold Price **\$720,000** Sold Date **12-Sep-22**

Distance **1.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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