

## 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

41 HAMILTON DRIVE CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2022

to

31 Oct 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

22 HEYWOOD CRESCENT CRANBOURNE NORTH VIC 3977	\$588,000	04-Jul-23
6 TARADALE STREET CRANBOURNE NORTH VIC 3977	\$695,000	23-Aug-23

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 November 2023



**22 HEYWOOD CRESCENT  
CRANBOURNE NORTH VIC 3977**

3 1 2

Sold Price **\$588,000** Sold Date **04-Jul-23**

Distance **0.66km**



**6 TARADALE STREET  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price **\$695,000** Sold Date **23-Aug-23**

Distance **2.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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