

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

21 Horsfield Street Cranbourne North, 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between \$440,000.00 & \$480,000.00

Median sale price

Median price \$525,000.00 Property Type HOUSE - 3 BEDROOM Suburb CRANBOURNE NORTH

Period - From 04-Nov-2019 to 02-Nov-2020 Source REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	33 Endeavour Drive, Cranbourne North, Vic 3977	\$470,000.00	16-Jun-2020
2	13 Frances Crescent, Cranbourne North, Vic 3977	\$476,000.00	05-Aug-2020
3	22 Endeavour Drive, Cranbourne North, Vic 3977	\$445,000.00	08-May-2020

This statement of information was prepared on 31-Dec-2020 at 12:17:11 PM EST