

## 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

21 TREVINO WAY 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

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2024

to

31 Dec 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

3 CARINYA COURT CRANBOURNE NORTH VIC 3977	\$850,000	27-Nov-24
8 TUSMORE GROVE CRANBOURNE NORTH VIC 3977	\$870,000	12-Aug-24
12 LANCASHIRE DRIVE CRANBOURNE NORTH VIC 3977	\$890,000	17-Jul-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: 17 January 2025



### 3 CARINYA COURT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

<sup>RS</sup>

**\$850,000**

Sold Date

**27-Nov-24**

Distance

**0.35km**



### 8 TUSMORE GROVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

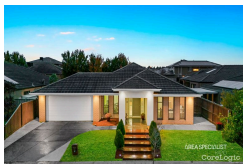
**\$870,000**

Sold Date

**12-Aug-24**

Distance

**0.15km**



### 12 LANCASHIRE DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

**\$890,000**

Sold Date

**17-Jul-24**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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