

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

3 Ballanee Grove Cranbourne North VIC 3977

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2018

to

31 Oct 2019

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

9 Frances Crescent Cranbourne North VIC 3977	\$480,000	04-Jul-19
11 Hunter Court Cranbourne North VIC 3977	\$471,000	20-Jul-19
35 Eliza Street Cranbourne North VIC 3977	\$500,000	24-Sep-19

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: 06 November 2019



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9 Frances Crescent Cranbourne North VIC 3977

3 1 2

Sold Price **\$480,000** Sold Date **04-Jul-19**

Distance **0.58km**



11 Hunter Court Cranbourne North VIC 3977

3 1 2

Sold Price **\$471,000** Sold Date **20-Jul-19**

Distance **0.63km**



35 Eliza Street Cranbourne North VIC 3977

3 2 2

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **24-Sep-19**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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