

## 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 CAREY STREET 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

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,450

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2022

to

28 Feb 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

9 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977	\$700,000	30-Nov-22
18 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977	\$718,000	03-Dec-22
30 MARINER CLOSE CRANBOURNE NORTH VIC 3977	\$670,000	07-Feb-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: 30 March 2023



## OBrien Real Estate

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### 9 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977

4 2 5

Sold Price **\$700,000** Sold Date **30-Nov-22**

Distance **0.53km**

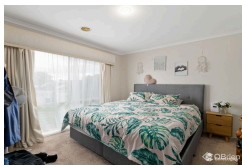


### 18 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$718,000** Sold Date **03-Dec-22**

Distance **0.58km**



### 30 MARINER CLOSE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$670,000** Sold Date **07-Feb-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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