

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

1 ZETA CIRCUIT 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2022

to

31 Aug 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

3 SUPPLEJACK WALK CRANBOURNE NORTH VIC 3977	\$565,000	15-Jul-23
7 ELDERBERRY ALLEY CRANBOURNE NORTH VIC 3977	\$580,000	21-Aug-23
18 HAWKESEYE WAY CRANBOURNE EAST VIC 3977	\$534,000	02-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: 06 September 2023



3 SUPPLEJACK WALK CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **\$565,000** Sold Date **15-Jul-23**

Distance **1.16km**



7 ELDERBERRY ALLEY CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price ^{RS} **\$580,000** Sold Date **21-Aug-23**

Distance **1.25km**



18 HAWKESEYE WAY CRANBOURNE EAST VIC 3977

3 2 2

Sold Price ^{RS} **\$534,000** Sold Date **02-Aug-23**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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