

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

47 Mountainview Boulevard 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

\$855,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2020

to

31 Oct 2021

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

34 Mountainview Boulevard Cranbourne North VIC 3977	\$845,000	13-Sep-21
43 Charlbury Crescent Cranbourne North VIC 3977	\$730,000	12-Oct-21
11 Aspera Place Cranbourne North VIC 3977	\$840,000	21-Sep-21

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.~~

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**34 Mountainview Boulevard
Cranbourne North VIC 3977**

4 2 2

Sold Price

\$845,000

Sold Date

13-Sep-21

Distance

0.13km



**43 Charlbury Crescent Cranbourne
North VIC 3977**

4 2 2

Sold Price

^{RS} **\$730,000**

Sold Date

12-Oct-21

Distance

0.46km



**11 Aspera Place Cranbourne North
VIC 3977**

4 2 2

Sold Price

\$840,000

Sold Date

21-Sep-21

Distance

0.62km



**5 Woodstock Drive Cranbourne
North VIC 3977**

4 2 2

Sold Price

\$725,500

Sold Date

08-Sep-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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