

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

2 Bristol Drive 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2019

to

30 Sep 2020

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

22 Tilia Drive Cranbourne North VIC 3977	\$600,000	13-Jul-20
24 Fieldstone Crescent Cranbourne North VIC 3977	\$545,000	30-Apr-20
26 Penelope Close Cranbourne North VIC 3977	\$620,000	07-May-20

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: 08 October 2020



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22 Tilia Drive Cranbourne North VIC 3977

Sold Price

\$600,000

Sold Date

13-Jul-20

4 2 2

Distance

0.31km



Private inspection policy.

To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.

2 people per party. Please remain separate and avoid close contact.
 No handshakes. Please refrain from handshaking and hugging during the inspection.
 No contact. Please stop short and get out of the house.

Please do not enter if you have:
1. Symptoms of COVID-19 or been in contact with someone who has.
2. Visited a high-risk location or been in contact with someone who has.
3. Any other condition that may put you or others at risk.

24 Fieldstone Crescent Cranbourne North VIC 3977

Sold Price

\$545,000

Sold Date

30-Apr-20

3 2 1

Distance

0.65km



26 Penelope Close Cranbourne North VIC 3977

Sold Price

\$620,000

Sold Date

07-May-20

4 2 2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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