

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

9 Evergreen Court 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

Land

Suburb

Cranbourne North

Period-from

01 Jun 2019

to

31 May 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

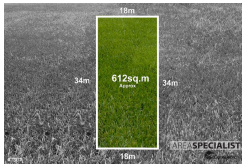
Date of sale

3 Honeybark Crescent Lyndhurst VIC 3975	\$497,500	04-Jan-20
29 Storm Avenue Lyndhurst VIC 3975	\$451,000	13-Mar-20
14 Seachange Parade Lyndhurst VIC 3975	\$472,000	21-Feb-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: 18 June 2020



3 Honeybark Crescent Lyndhurst VIC 3975

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  -
  -

Sold Price

\$497,500

Sold Date

04-Jan-20

Distance

1.57km


29 Storm Avenue Lyndhurst VIC 3975

 -
  -
  -

Sold Price

\$451,000

Sold Date

13-Mar-20

Distance

1.78km


14 Seachange Parade Lyndhurst VIC 3975

 -
  -
  -

Sold Price

\$472,000

Sold Date

21-Feb-20

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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