

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

4 FROGMORE LANE 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2023

to

31 Jan 2024

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

4 MEDITATE LANE CRANBOURNE NORTH VIC 3977	\$655,000	16-Nov-23
7 DELLINEA STREET CRANBOURNE NORTH VIC 3977	\$660,000	18-Dec-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: 21 February 2024

**4 MEDITATE LANE CRANBOURNE
NORTH VIC 3977**

3 2 2

Sold Price

\$655,000

Sold Date

16-Nov-23

Distance

0.23km**7 DELLINEA STREET
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

^{RS} **\$660,000** ^{UN}

Sold Date

18-Dec-23

Distance

1.21km**RS** = Recent sale**UN** = Undisclosed Sale

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