

## 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

17 SAMANTHA CRESCENT CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,555

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2021

to

30 Apr 2022

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 25 BROOME CRESCENT CRANBOURNE NORTH VIC 3977  | \$625,000 | 22-Dec-21 |
| 14 FRANKS WAY CRANBOURNE NORTH VIC 3977       | \$645,000 | 22-Nov-21 |
| 77 COURTENAY AVENUE CRANBOURNE NORTH VIC 3977 | \$660,000 | 23-Feb-22 |

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: 04 May 2022

Casey Estate Agents

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**25 BROOME CRESCENT  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

**\$625,000**

Sold Date

**22-Dec-21**

Distance

**0.4km**

**14 FRANKS WAY CRANBOURNE  
NORTH VIC 3977**

3 2 2

Sold Price

**\$645,000**

Sold Date

**22-Nov-21**

Distance

**0.83km**

**77 COURTENAY AVENUE  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

**\$660,000**

Sold Date

**23-Feb-22**

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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