

## 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

94 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2023

to

31 Aug 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

163 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977	\$780,000	26-Aug-24
58 KARAWARRA CIRCUIT CRANBOURNE NORTH VIC 3977	\$780,000	31-Jul-24
12 LEVERET WAY NARRE WARREN SOUTH VIC 3805	\$768,000	21-Jun-24

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: 03 September 2024



**163 WHEELERS PARK DRIVE  
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup>

**\$780,000**

Sold Date **26-Aug-24**

Distance **0.36km**



**58 KARAWARRA CIRCUIT  
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

Sold Date **31-Jul-24**

Distance **0.42km**



**12 LEVERET WAY NARRE WARREN  
SOUTH VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup>

**\$768,000**

Sold Date **21-Jun-24**

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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