

## 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

16 Fieldstone 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

\$695,000

&

\$764,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2020

to

31 Oct 2021

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

9 Tilia Drive Cranbourne North VIC 3977	\$765,000	04-Oct-21
9 St Gwinear Lane Cranbourne North VIC 3977	\$741,000	07-Sep-21
44 Wheelers Park Drive Cranbourne North VIC 3977	\$725,000	22-Sep-21

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: 22 November 2021



## OBrien Real Estate

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### 9 Tilia Drive Cranbourne North VIC 3977

Sold Price

RS

**\$765,000**

Sold Date

**04-Oct-21**

4 2 2

Distance

**0.45km**



### 9 St Gwinear Lane Cranbourne North VIC 3977

Sold Price

**\$741,000**

Sold Date

**07-Sep-21**

4 2 2

Distance

**0.61km**



### 44 Wheelers Park Drive Cranbourne North VIC 3977

Sold Price

RS

**\$725,000**

Sold Date

**22-Sep-21**

4 2 2

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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