

# 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 10 Sturt Court, 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)

Price Range

\$685,000

&

\$730,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/05/2022

to

31/10/2022

Source

pricefinder.com.au

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
13 GLENWOOD CRT, CRANBOURNE, VIC 3977	\$700,000	21/11/2022
5 WAVERLEY PARK DR, CRANBOURNE	\$700,000	21/09/2022
23 ROUSE ST, CRANBOURNE, VIC 3977	\$730,000	27/07/2022

This Statement of Information was prepared on: 24/11/2022