

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 48 Linden Tree Way, Cranbourne North, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$560,000

&

\$590,000

Median sale price

Median price

\$575,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/02/2020

to

31/01/2021

Source

Corelogic

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
44 MICKLEHAM DRIVE, CRANBOURNE NORTH VIC 3977	\$590,000	20/10/2020
49 BURFORD WAY, CRANBOURNE NORTH VIC 3977	\$600,000	07/01/2021
66 NOORAT PLACE, CRANBOURNE NORTH VIC 3977	\$562,000	15/12/2020

This Statement of Information was prepared on: 03/02/2021