

## 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

37 CIRCLE DRIVE NORTH CRANBOURNE 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,000

Property type

House

Suburb

Cranbourne

Period-from

01 Feb 2023

to

31 Jan 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

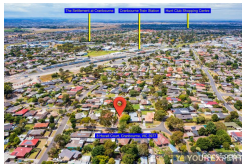
8 HOVELL COURT CRANBOURNE VIC 3977	\$620,000	21-Dec-23
281 SOUTH GIPPSLAND HIGHWAY CRANBOURNE VIC 3977	\$635,000	05-Dec-23
28 MUNDARING DRIVE CRANBOURNE VIC 3977	\$720,000	06-Dec-23

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: 21 February 2024

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**8 HOVELL COURT CRANBOURNE  
VIC 3977**

3 1 -

Sold Price **\$620,000** Sold Date **21-Dec-23**

Distance **0.62km**



**281 SOUTH GIPPSLAND HIGHWAY  
CRANBOURNE VIC 3977**

3 1 2

Sold Price <sup>RS</sup> **\$635,000** Sold Date **05-Dec-23**

Distance **0.37km**



**28 MUNDARING DRIVE  
CRANBOURNE VIC 3977**

3 1 1

Sold Price <sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **06-Dec-23**

Distance **1.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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