

# 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 19 Ogle Way, 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)

Single Price \$690,000

### Median sale price

Median price \$700,000 Property Type House Suburb Cranbourne North (3977)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

### 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
19 DAPHNE WAY, CRANBOURNE NORTH VIC 3977	\$690,000	30/05/2022
16 SNOWDONIA ROAD, CRANBOURNE NORTH VIC 3977	\$692,000	16/08/2022
2 FORSYTH COURT, CRANBOURNE NORTH VIC 3977	\$690,000	17/06/2022

This Statement of Information was prepared on: 08/09/2022