

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

3 RACHEL DRIVE CRANBOURNE NORTH VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2023

to

31 Dec 2023

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

5 KENT COURT CRANBOURNE NORTH VIC 3977	\$545,000	27-Nov-23
31 RACHEL DRIVE CRANBOURNE NORTH VIC 3977	\$505,000	05-Sep-23
1 CORIYULE COURT CRANBOURNE NORTH VIC 3977	\$510,000	16-Nov-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: 25 January 2024



5 KENT COURT CRANBOURNE NORTH VIC 3977

 3
  1
  1

Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **27-Nov-23**

Distance **0.2km**



31 RACHEL DRIVE CRANBOURNE NORTH VIC 3977

 3
  1
  1

Sold Price **\$505,000** Sold Date **05-Sep-23**

Distance **0.2km**



1 CORIYULE COURT CRANBOURNE NORTH VIC 3977

 2
  1
  1

Sold Price ^{RS} **\$510,000** Sold Date **16-Nov-23**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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