

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

6 PLAISTOW COURT 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2022

to

31 Dec 2022

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 GABRIELLA COURT CRANBOURNE NORTH VIC 3977	\$700,000	11-Aug-22
20 MARINER CLOSE CRANBOURNE NORTH VIC 3977	\$705,000	29-Aug-22
18 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977	\$718,000	03-Dec-22

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: 04 January 2023

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5 GABRIELLA COURT CRANBOURNE NORTH VIC 3977

Sold Price **\$700,000** Sold Date **11-Aug-22**

3 2 2

Distance **0.39km**



20 MARINER CLOSE CRANBOURNE NORTH VIC 3977

Sold Price **\$705,000** Sold Date **29-Aug-22**

4 2 2

Distance **0.47km**



18 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977

Sold Price ^{RS} **\$718,000** Sold Date **03-Dec-22**

4 2 2

Distance **0.71km**

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

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