

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 77 Noorat Place, Cranbourne North, VIC 3977

Indicative selling price

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

Price Range

\$750,000

&

\$825,000

Median sale price

Median price

\$672,500

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/07/2022

to

31/12/2022

Source

Price finder

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
12 CHARLOCK DRIVE, CRANBOURNE NORTH VIC 3977	\$786,000	17/12/2021
21 SEDGE STREET, CLYDE NORTH VIC 3978	\$853,600	23/11/2021
27 BEACON DRIVE, CRANBOURNE NORTH VIC 3977	\$730,000	25/01/2022

This Statement of Information was prepared on: 01/02/2022