

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

4 Faringdon Crescent 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2020

to

28 Feb 2021

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

9 Fieldstone Crescent Cranbourne North VIC 3977	\$810,000	08-Jan-21
23 Featherbrook Circuit Cranbourne North VIC 3977	\$785,000	12-Feb-21
18 Nature Circuit Cranbourne North VIC 3977	\$795,000	03-Feb-21

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.~~

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9 Fieldstone Crescent Cranbourne North VIC 3977

4 2 2

Sold Price

\$810,000

Sold Date

08-Jan-21

Distance

0.29km



23 Featherbrook Circuit Cranbourne North VIC 3977

4 2 2

Sold Price

^{RS}

\$785,000

Sold Date

12-Feb-21

Distance

0.81km



18 Nature Circuit Cranbourne North VIC 3977

4 2 2

Sold Price

\$795,000

Sold Date

03-Feb-21

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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