

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 9 Diosma Court, Cranbourne North, VIC 3977

Indicative selling price

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

Price Range

\$595,000

&

\$650,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/10/2019

to

02/11/2020

Source

Realestate.com.au

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
14 PEVERIL CRESCENT, CRANBOURNE NORTH VIC 3977	\$645,000	03/10/2020
23 LANCASHIRE DRIVE, CRANBOURNE NORTH VIC 3977	\$645,000	11/09/2020
55 JOSEPHINE AVENUE, CRANBOURNE NORTH VIC 3977	\$607,500	06/08/2020

This Statement of Information was prepared on: 02/12/2020