

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	5 Datura Avenue, Cranbourne North, VIC 3977
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Indicative selling price

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

Price Range	\$739,000	&	\$799,000
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Median sale price

Median price	\$761,000	Property Type	House	Suburb	Cranbourne North (3977)
Period - From	01/02/2023	to	31/01/2024	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
26 WILLIAM THWAITES BOULEVARD, CRANBOURNE NORTH VIC 3977	\$780,000	26/12/2023
11 POLBLUE STREET, CRANBOURNE NORTH VIC 3977	\$776,250	08/11/2023
14 SABEL DRIVE, CRANBOURNE NORTH VIC 3977	\$745,000	23/01/2024

This Statement of Information was prepared on: 08/02/2024