

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 15 Sussex Avenue, Cranbourne North, VIC 3977

Indicative selling price

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

Price Range \$750,000 & \$795,000

Median sale price

Median price \$640,000 Property Type House Suburb Cranbourne North (3977)
Period - From 01/04/2021 to 30/09/2021 Source Pricefinder

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
6 WESTMORELAND AVENUE, CRANBOURNE NORTH VIC 3977	\$750,000	15/10/2021
19 TREVINO WAY, CRANBOURNE NORTH VIC 3977	\$790,000	24/09/2021
26 MANNAVUE BOULEVARD, CRANBOURNE NORTH VIC 3977	\$750,000	12/08/2021

This Statement of Information was prepared on: 09/11/2021