

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

10 Tournament Place, Cranbourne North Vic 3977
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Indicative selling price

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

Range between

\$900,000

 &

\$990,000

Median sale price

Median price

\$725,000

 Property Type

House

 Suburb

Cranbourne North

Period - From

27/02/2024

 to

26/02/2025

 Source

Property Data

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 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
1	8 Pendle CI NARRE WARREN SOUTH 3805	\$988,000	10/12/2024
2	21 Nature Cirt CRANBOURNE NORTH 3977	\$915,000	11/10/2024
3	12 Arlington PI NARRE WARREN SOUTH 3805	\$930,000	08/10/2024

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 six months.~~

This Statement of Information was prepared on:

27/02/2025 16:04
