

## 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

7 FRANCES CRESCENT CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2022

to

31 Aug 2023

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

7 CORIYULE COURT CRANBOURNE NORTH VIC 3977	\$655,000	24-May-23
21 JOSEPHINE AVENUE CRANBOURNE NORTH VIC 3977	\$640,000	16-Aug-23
21 DAPHNE WAY CRANBOURNE NORTH VIC 3977	\$680,000	01-Aug-23

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.~~

This Statement of Information was prepared on: 28 September 2023


**7 CORIYULE COURT CRANBOURNE  
NORTH VIC 3977**

Sold Price **\$655,000** Sold Date **24-May-23**
 3  2  2

Distance **0.41km**

**21 JOSEPHINE AVENUE  
CRANBOURNE NORTH VIC 3977**

Sold Price **\$640,000** Sold Date **16-Aug-23**
 3  2  2

Distance **0.41km**

**21 DAPHNE WAY CRANBOURNE  
NORTH VIC 3977**

Sold Price **\$680,000** Sold Date **01-Aug-23**
 3  2  2

Distance **0.86km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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