

## 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

8 LUPIN COURT 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

\$749,000

&

\$823,900

### 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

3 FLORA COURT CRANBOURNE NORTH VIC 3977	\$840,000	20-Apr-22
86 WAVERLEY PARK DRIVE CRANBOURNE NORTH VIC 3977	\$775,000	16-Aug-22
124 LAWLESS DRIVE CRANBOURNE NORTH VIC 3977	\$770,500	09-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: 27 September 2023



## 3 FLORA COURT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$840,000** Sold Date **20-Apr-22**

Distance **0.34km**



## 86 WAVERLEY PARK DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$775,000** Sold Date **16-Aug-22**

Distance **0.46km**



## 124 LAWLESS DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price <sup>RS</sup> **\$770,500** Sold Date **09-Aug-23**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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