

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 Kurrajong Court Cranbourne North VIC 3977

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2019

to

31 Oct 2020

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 Stone Court Cranbourne North VIC 3977	\$560,000	26-Oct-20
5 Bass Court Cranbourne North VIC 3977	\$535,000	06-Nov-20
11 Eliza Street Cranbourne North VIC 3977	\$510,000	30-Oct-20

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: 20 November 2020



**7 Stone Court Cranbourne North
VIC 3977**

3 2 2

Sold Price

^{RS} **\$560,000** Sold Date **26-Oct-20**

Distance **0.34km**



**5 Bass Court Cranbourne North VIC
3977**

3 2 2

Sold Price

^{RS} **\$535,000** ^{UN} Sold Date **06-Nov-20**

Distance **1.16km**



**11 Eliza Street Cranbourne North
VIC 3977**

3 1 2

Sold Price

^{RS} **\$510,000** Sold Date **30-Oct-20**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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