

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

41 Wilkiea Crescent 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Land

Suburb

Cranbourne North

Period-from

01 Dec 2019

to

30 Nov 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

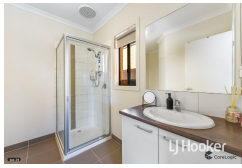
Date of sale

53 Abrus Circuit Cranbourne North VIC 3977	\$486,000	25-Nov-20
36 Datura Avenue Cranbourne North VIC 3977	\$480,000	06-Oct-20
45 Gledhill Street Narre Warren South VIC 3805	\$470,000	06-Nov-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: 15 December 2020


**53 Abrus Circuit Cranbourne North
VIC 3977**
 3  2  1

Sold Price

^{RS}
\$486,000

Sold Date

25-Nov-20

Distance

0.98km

**36 Datura Avenue Cranbourne
North VIC 3977**
 3  2  1

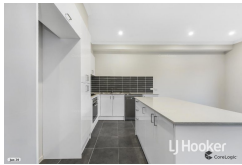
Sold Price

^{RS}
\$480,000

Sold Date

06-Oct-20

Distance

1.15km

**45 Gledhill Street Narre Warren
South VIC 3805**
 3  2  2

Sold Price

\$470,000

Sold Date

06-Nov-20

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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