

## 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 JENNY COURT CRANBOURNE NORTH VIC 3977

#### Indicative selling price

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

Single Price

or range  
between

\$775,000

&

\$799,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,450

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2021

to

28 Feb 2022

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

8 LANDAU COURT CRANBOURNE NORTH VIC 3977

\$750,000

22-Sep-21

43 JOSEPHINE AVENUE CRANBOURNE NORTH VIC 3977

\$785,000

08-Dec-21

59 FLAMETREE CIRCUIT CRANBOURNE VIC 3977

\$790,000

30-Sep-21

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: 22 March 2022