

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 23 PINE HILL 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)

Single Price: 595,000

### Median sale price

Median price \$532,500 House ☒ Unit ☐ Suburb CRANBOURNE NORTH

Period 01 January 2017 to 31 December 2017 Source 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
14 FLAMETREE CCT, CRANBOURNE, VIC 3977	\$648,000	27/11/2017
63 BORONIA AVE, CRANBOURNE, VIC 3977	\$665,000	06/10/2017
87 LAWLESS DR, CRANBOURNE NORTH, VIC 3977	\$625,000	05/10/2017