

## 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

1/3 MITCHELL 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2023

to

31 Jan 2024

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

5 PHILLIP COURT CRANBOURNE NORTH VIC 3977	\$505,000	30-Aug-23
3/21 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$535,000	05-Sep-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: 20 February 2024



**5 PHILLIP COURT CRANBOURNE  
NORTH VIC 3977**

 3  1  -

Sold Price **\$505,000** Sold Date **30-Aug-23**

Distance **0.8km**



**3/21 ELIZABETH STREET  
CRANBOURNE NORTH VIC 3977**

 3  1  1

Sold Price **\$535,000** Sold Date **05-Sep-23**

Distance **0.89km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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