

## 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

19 BELLOTTO STREET 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

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Land

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

30 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977	\$1,200,000	11-Feb-22
8 LUCINDA LANE CRANBOURNE NORTH VIC 3977	\$1,172,000	06-Oct-21
8 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977	\$720,000	04-Mar-22

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.

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### 30 STRETTLER CRESCENT CRANBOURNE NORTH VIC 3977

4 3 2

Sold Price <sup>RS</sup> \$1,200,000 Sold Date 11-Feb-22

Distance 0.26km



### 8 LUCINDA LANE CRANBOURNE NORTH VIC 3977

4 3 2

Sold Price \$1,172,000 Sold Date 06-Oct-21

Distance 0.31km



### 8 STRETTLER CRESCENT CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price <sup>RS</sup> \$720,000 Sold Date 04-Mar-22

Distance 0.3km

RS = Recent sale

UN = Undisclosed Sale

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