

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

7 MERROWLAND AVENUE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2022

to

28 Feb 2023

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 DISCOVERY AVENUE CRANBOURNE NORTH VIC 3977	\$830,000	22-Sep-22
54 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$950,000	08-Oct-22
56 EVESHAM STREET CRANBOURNE NORTH VIC 3977	\$937,000	06-Oct-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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**5 DISCOVERY AVENUE
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$830,000** Sold Date **22-Sep-22**

Distance **0.37km**



**54 SABEL DRIVE CRANBOURNE
NORTH VIC 3977**

5 2 2

Sold Price **\$950,000** Sold Date **08-Oct-22**

Distance **0.54km**



**56 EVESHAM STREET
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$937,000** Sold Date **06-Oct-22**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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