

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

5/7-9 ELIZABETH STREET 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,750

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Oct 2021

to

30 Sep 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

1/21 ROUSE STREET CRANBOURNE VIC 3977	\$500,000	18-May-22
2/7 BAMBOO COURT CRANBOURNE NORTH VIC 3977	\$482,500	01-Mar-22
5 HAWKSHEAD PLACE CRANBOURNE NORTH VIC 3977	\$500,000	11-May-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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1/21 ROUSE STREET CRANBOURNE VIC 3977

Sold Price

\$500,000

Sold Date **18-May-22**

2 1 1

Distance **1.77km**



2/7 BAMBOO COURT CRANBOURNE NORTH VIC 3977

Sold Price

\$482,500

Sold Date **01-Mar-22**

2 1 1

Distance **0.53km**



5 HAWKSHEAD PLACE CRANBOURNE NORTH VIC 3977

Sold Price

\$500,000

Sold Date **11-May-22**

2 1 1

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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