

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 53 Mickleham Drive, Cranbourne North, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$649,000 & \$700,000

Median sale price

Median price \$665,000 Property Type House Suburb Cranbourne North (3977)
Period - From 01/04/2021 to 31/03/2022 Source pricefinder

Comparable property sales

A 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
54 LINDEN TREE WAY, CRANBOURNE NORTH VIC 3977	\$690,000	13/03/2022
5 KINDRED AVENUE, CRANBOURNE NORTH VIC 3977	\$700,000	10/03/2022
1 LONGBOW TERRACE, CRANBOURNE NORTH VIC 3977	\$690,000	07/12/2021

This Statement of Information was prepared on: 18/05/2022