

## 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

14 KINDRED AVENUE 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

\$980,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

|                                                 |             |           |
|-------------------------------------------------|-------------|-----------|
| 13 BERRIMA COURT CRANBOURNE NORTH VIC 3977      | \$1,150,000 | 12-Jul-22 |
| 53 TRILLIUM BOULEVARD CRANBOURNE NORTH VIC 3977 | \$1,025,000 | 31-Aug-22 |
| 55 TRILLIUM BOULEVARD CRANBOURNE NORTH VIC 3977 | \$1,055,000 | 13-Jul-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.~~

This Statement of Information was prepared on: 27 October 2022



### 13 BERRIMA COURT CRANBOURNE NORTH VIC 3977

Sold Price

**\$1,150,000**

Sold Date

**12-Jul-22**



4



2



2

Distance

**1.02km**



### 53 TRILLIUM BOULEVARD CRANBOURNE NORTH VIC 3977

Sold Price

<sup>RS</sup>

**\$1,025,000**

Sold Date

**31-Aug-22**



4



2



2

Distance

**1.7km**



### 55 TRILLIUM BOULEVARD CRANBOURNE NORTH VIC 3977

Sold Price

**\$1,055,000**

Sold Date

**13-Jul-22**



4



2



2

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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