

## 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

1 Hazelwood 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

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jun 2019

to

31 May 2020

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

4 Mulberry Court Cranbourne North VIC 3977	\$485,000	02-Mar-20
5 Tinara Court Cranbourne North VIC 3977	\$462,000	27-Feb-20
4 Fosters Court Cranbourne North VIC 3977	\$475,000	22-Feb-20

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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**4 Mulberry Court Cranbourne North VIC 3977** Sold Price **\$485,000** Sold Date **02-Mar-20**  
Distance **0.22km**  
3 1 2



**5 Tinara Court Cranbourne North VIC 3977** Sold Price **\$462,000** Sold Date **27-Feb-20**  
Distance **0.4km**  
3 1 1



**4 Fosters Court Cranbourne North VIC 3977** Sold Price **\$475,000** Sold Date **22-Feb-20**  
Distance **0.87km**  
3 1 2

RS = Recent sale UN = Undisclosed Sale

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