

## 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

8 Strettle Crescent 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

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2021

to

31 Jan 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

4 Nelse Street Cranbourne North VIC 3977	\$650,000	09-Nov-21
15 Strettle Crescent Cranbourne North VIC 3977	\$866,000	04-Feb-22
40 Hartland Drive Cranbourne North VIC 3977	\$701,000	22-Jan-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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Mubashir Habib

M 0423908475

E mubashir.habib@raywhite.com



**4 Nelse Street Cranbourne North  
VIC 3977**

3 2 2

Sold Price

**\$650,000**

Sold Date

**09-Nov-21**

Distance

**0.08km**



**15 Strettle Crescent Cranbourne  
North VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$866,000**

Sold Date

**04-Feb-22**

Distance

**0.09km**



**40 Hartland Drive Cranbourne  
North VIC 3977**

3 2 2

Sold Price

<sup>RS</sup> **\$701,000**

Sold Date

**22-Jan-22**

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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