

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

18/10 MICKLEHAM DRIVE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Nov 2021

to

31 Oct 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

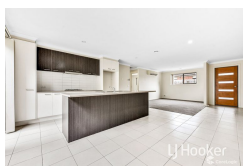
10/11-13 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$475,000	20-Sep-22
8/139 ENDEAVOUR DRIVE CRANBOURNE NORTH VIC 3977	\$465,000	23-Feb-22
3/3 LACHLAN CLOSE CRANBOURNE NORTH VIC 3977	\$440,000	17-Dec-21

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: 07 November 2022

Yogi Patel
P 1300 255 283
M 0451719161
E yogi.patel@allavenues.com.au



**10/11-13 ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

2 1 1

Sold Price **\$475,000** Sold Date **20-Sep-22**

Distance **3.92km**



**8/139 ENDEAVOUR DRIVE
CRANBOURNE NORTH VIC 3977**

2 1 1

Sold Price **\$465,000** Sold Date **23-Feb-22**

Distance **4.44km**



**3/3 LACHLAN CLOSE
CRANBOURNE NORTH VIC 3977**

2 1 1

Sold Price **\$440,000** Sold Date **17-Dec-21**

Distance **4.36km**

RS = Recent sale **UN** = Undisclosed Sale

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