

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

2/14 COOK COURT 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Nov 2022

to

31 Oct 2023

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

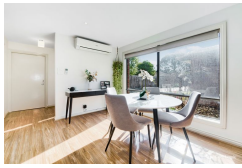
| | | |
|---|-----------|-----------|
| 14B ELIZABETH STREET CRANBOURNE NORTH VIC 3977 | \$500,000 | 22-Aug-23 |
| 2/1 WILLS COURT CRANBOURNE NORTH VIC 3977 | \$505,000 | 11-Oct-23 |
| 4/139 ENDEAVOUR DRIVE CRANBOURNE NORTH VIC 3977 | \$475,000 | 15-Aug-23 |

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: 22 November 2023

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**14B ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

2 1 1

Sold Price **\$500,000** Sold Date **22-Aug-23**

Distance **0.38km**



**2/1 WILLS COURT CRANBOURNE
NORTH VIC 3977**

2 1 1

Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **11-Oct-23**

Distance **0.61km**



**4/139 ENDEAVOUR DRIVE
CRANBOURNE NORTH VIC 3977**

2 1 1

Sold Price **\$475,000** Sold Date **15-Aug-23**

Distance **0.23km**

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

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