

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

19 DAPHNE WAY 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

\$699,000

&

\$769,998

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2023

to

31 Aug 2024

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

21 HAMILTON DRIVE CRANBOURNE NORTH VIC 3977	\$765,000	15-Jul-24
30 HAMILTON DRIVE CRANBOURNE NORTH VIC 3977	\$724,000	23-Jul-24
19 BROOME CRESCENT CRANBOURNE NORTH VIC 3977	\$740,000	14-May-24

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: 23 September 2024



21 HAMILTON DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$765,000** Sold Date **15-Jul-24**

Distance **0.15km**



30 HAMILTON DRIVE CRANBOURNE NORTH VIC 3977

4 2 3

Sold Price **\$724,000** Sold Date **23-Jul-24**

Distance **0.24km**



19 BROOME CRESCENT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$740,000** Sold Date **14-May-24**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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