

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

27 FRANKS 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Dec 2021

to

30 Nov 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

19 MARSDEN COURT CRANBOURNE NORTH VIC 3977	\$605,000	19-Jun-22
6 DONNELLY COURT CRANBOURNE VIC 3977	\$598,500	28-Oct-22
41 CIRCLE DRIVE NORTH CRANBOURNE VIC 3977	\$585,000	27-Nov-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.~~

This Statement of Information was prepared on: 13 December 2022



19 MARSDEN COURT CRANBOURNE NORTH VIC 3977

3 1 2

Sold Price **\$605,000** Sold Date **19-Jun-22**

Distance **1.04km**



6 DONNELLY COURT CRANBOURNE VIC 3977

3 1 2

Sold Price ^{RS} **\$598,500** Sold Date **28-Oct-22**

Distance **1.36km**



41 CIRCLE DRIVE NORTH CRANBOURNE VIC 3977

3 1 1

Sold Price ^{RS} **\$585,000** Sold Date **27-Nov-22**

Distance **1.66km**



4 MCMILLAN COURT CRANBOURNE NORTH VIC 3977

3 1 2

Sold Price **\$600,000** Sold Date **08-Oct-22**

Distance **1.71km**



17 ROSALIE AVENUE CRANBOURNE VIC 3977

3 1 2

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **06-Oct-22**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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