

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

7 Newton 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

\$755,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2019

to

31 Dec 2019

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

5 Trevino Way Cranbourne North VIC 3977	\$816,000	28-Nov-19
34 Sussex Avenue Cranbourne North VIC 3977	\$712,500	14-Sep-19
147 The Promenade Narre Warren South VIC 3805	\$711,000	03-Sep-19

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: 16 January 2020



**5 Trevino Way Cranbourne North
VIC 3977**

4 2 3

Sold Price

\$816,000

Sold Date

28-Nov-19

Distance

0.09km



**34 Sussex Avenue Cranbourne
North VIC 3977**

5 2 2

Sold Price

\$712,500

Sold Date

14-Sep-19

Distance

0.41km



**147 The Promenade Narre Warren
South VIC 3805**

4 2 2

Sold Price

\$711,000

Sold Date

03-Sep-19

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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