

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

3 Bianco 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2019

to

31 Jan 2020

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

9 Bianco Court Cranbourne North VIC 3977	\$630,000	09-Feb-20
6 Flora Court Cranbourne North VIC 3977	\$620,000	03-Nov-19
104 Harrington Drive Narre Warren South VIC 3805	\$620,000	30-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: 28 February 2020


**9 Bianco Court Cranbourne North
VIC 3977**
 4  2  2

Sold Price

^{RS} **\$630,000** Sold Date **09-Feb-20**

Distance **0.06km**

**6 Flora Court Cranbourne North
VIC 3977**
 4  2  2

Sold Price

\$620,000 Sold Date **03-Nov-19**

Distance **0.42km**

**104 Harrington Drive Narre Warren
South VIC 3805**
 4  2  2

Sold Price

Sold Date **30-Sep-19**

Distance **1.12km**
RS = Recent sale

UN = Undisclosed Sale

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