

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 Snowdonia Road 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,750

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2018

to

30 Sep 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

7 Carinya Court Cranbourne North VIC 3977	\$599,000	30-Sep-19
7 Parkfield Drive Cranbourne North VIC 3977	\$635,000	03-Aug-19
20 Retreat Avenue Cranbourne North VIC 3977	\$635,000	21-May-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: 11 October 2019


**7 Carinya Court Cranbourne North
VIC 3977**

Sold Price

^{RS}
\$599,000

Sold Date

30-Sep-19


Distance

0.36km

**7 Parkfield Drive Cranbourne North
VIC 3977**

Sold Price

\$635,000

Sold Date

03-Aug-19


Distance

1.2km

**20 Retreat Avenue Cranbourne
North VIC 3977**

Sold Price

Sold Date

21-May-19


Distance

1.27km
RS = Recent sale

UN = Undisclosed Sale

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