

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

2 GILLESPIE 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Other

Suburb

Cranbourne North

Period-from

01 Nov 2021

to

31 Oct 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

15A KENNEDY COURT CRANBOURNE NORTH VIC 3977	\$310,000	26-Feb-22
11 HINDMARSH COURT CRANBOURNE NORTH VIC 3977	\$360,000	15-Feb-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: 25 November 2022

**RIC**
REALTY

RESIDENTIAL INDUSTRIAL COMMERCIAL

Ajay Pal

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E ajay.pal@ric.realty**15A KENNEDY COURT
CRANBOURNE NORTH VIC 3977**

- - -

Sold Price

\$310,000

Sold Date

26-Feb-22

Distance

0.24km**11 HINDMARSH COURT
CRANBOURNE NORTH VIC 3977**

- - -

Sold Price

\$360,000

Sold Date

15-Feb-22

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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