
STATEMENT OF INFORMATION**Single residential property located
in the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 51 Elizabeth Street, Cranbourne North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$590,500 House x Unit Suburb Cranbourne North
Period - From January 2018 to June 2018 Source pricefinder.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 22 Forsyth Court, Cranbourne North	\$600,000	10/07/2018
2. 25 Hazelwood Avenue, Cranbourne North	\$590,000	31/07/2018
3. 25 Horsfield Street, Cranbourne North	\$615,000	14/06/2018

Property data source: pricefinder.com.au. Generated on **20 September 2018**.