

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

171 MOUNTAINVIEW BOULEVARD 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$714,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2023

to

30 Sep 2024

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

6 CALEANA COURT CRANBOURNE NORTH VIC 3977	\$755,500	15-Aug-24
22 POLBLUE STREET CRANBOURNE NORTH VIC 3977	\$760,000	11-Jul-24
25 ST GWINEAR LANE CRANBOURNE NORTH VIC 3977	\$700,000	22-Jul-24

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: 27 October 2024



6 CALEANA COURT CRANBOURNE NORTH VIC 3977

Sold Price

\$755,500

Sold Date

15-Aug-24

4

2

2

Distance

0.2km



22 POLBLUE STREET CRANBOURNE NORTH VIC 3977

Sold Price

\$760,000

Sold Date

11-Jul-24

4

2

2

Distance

0.24km



25 ST GWINEAR LANE CRANBOURNE NORTH VIC 3977

Sold Price

^{RS}\$700,000^{UN}

Sold Date

22-Jul-24

4

2

2

Distance

0.34km

RS = Recent sale UN = Undisclosed Sale

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