

## 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

11 Noorat Place Cranbourne North VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 154 Alisma Boulevard Cranbourne North VIC 3977   | \$650,000 | 16-May-21 |
| 62 Chantenay Parade Cranbourne North VIC 3977    | \$640,000 | 05-Apr-21 |
| 82 Wheelers Park Drive Cranbourne North VIC 3977 | \$630,000 | 14-May-21 |

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: 02 September 2021



**154 Alisma Boulevard Cranbourne North VIC 3977**

Sold Price **\$650,000** Sold Date **16-May-21**

 4  2  2

Distance **0.31km**



**62 Chantenay Parade Cranbourne North VIC 3977**

Sold Price **\$640,000** Sold Date **05-Apr-21**

 4  2  2

Distance **0.36km**



**82 Wheelers Park Drive Cranbourne North VIC 3977**

Sold Price **\$630,000** Sold Date **14-May-21**

 4  2  2

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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