

## 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

6 ALDOUS 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

\$689,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Dec 2021

to

30 Nov 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 26 CHARLOCK DRIVE CRANBOURNE NORTH VIC 3977  | \$755,000 | 10-Nov-22 |
| 35 MICKLEHAM DRIVE CRANBOURNE NORTH VIC 3977 | \$780,000 | 16-Sep-22 |
| 15 HARTLAND DRIVE CRANBOURNE NORTH VIC 3977  | \$700,000 | 17-Nov-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.~~

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**26 CHARLOCK DRIVE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$755,000** <sup>UN</sup> Sold Date **10-Nov-22**

Distance **1.18km**



**35 MICKLEHAM DRIVE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$780,000** Sold Date **16-Sep-22**

Distance **1.62km**



**15 HARTLAND DRIVE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **17-Nov-22**

Distance **1.93km**

**RS** = Recent sale **UN** = Undisclosed Sale

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