

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

13 BERRIMA 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

\$1,150,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,555

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2021

to

30 Apr 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

55 ARMITAGE DRIVE NARRE WARREN SOUTH VIC 3805

\$1,155,000

07-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.

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Casey Estate Agents

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**55 ARMITAGE DRIVE NARRE
WARREN SOUTH VIC 3805**

 5  2  2

Sold Price

\$1,155,000

Sold Date

07-Feb-22

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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