

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

2 FAIRWAYS 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jul 2021

to

30 Jun 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

3 SATIN STREET CRANBOURNE VIC 3977	\$831,000	15-Feb-22
4 SUSSEX AVENUE CRANBOURNE NORTH VIC 3977	\$836,000	07-Feb-22
6 OGLE WAY CRANBOURNE NORTH VIC 3977	\$780,000	11-Mar-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.~~

This Statement of Information was prepared on: 11 July 2022



3 SATIN STREET CRANBOURNE VIC 3977

Sold Price

\$831,000

Sold Date

15-Feb-22



4



2



2

Distance

-



4 SUSSEX AVENUE CRANBOURNE NORTH VIC 3977

Sold Price

\$836,000

Sold Date

07-Feb-22



4



2



2

Distance

0.49km



6 OGLE WAY CRANBOURNE NORTH VIC 3977

Sold Price

\$780,000

Sold Date

11-Mar-22



4



2



2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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