

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	6 Downhelm Road Cranbourne North, 3977
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$390,000 & \$429,000
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### Median sale price

Median price	\$506,000	Property Type	TOWNHOUSE	Suburb	CRANBOURNE NORTH
Period - From	01-Oct-2023	to	29-Sep-2024	Source	CORELOGIC RP DATA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	9 Axel Walk, Cranbourne North	\$410,000	24-Mar-2024
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	8 Axel Walk, Cranbourne North	\$415,000	18-Mar-2024

This statement of information was prepared on 08-Nov-2024 at 10:13:45 AM AEDT