

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

4/139 ENDEAVOUR DRIVE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Other

Suburb

Cranbourne North

Period-from

01 Jun 2022

to

31 May 2023

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

1/10 MILNER COURT CRANBOURNE VIC 3977	\$455,000	07-Feb-23
2/34 FENFIELD STREET CRANBOURNE VIC 3977	\$450,000	08-Mar-23

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: 19 June 2023



1/10 MILNER COURT CRANBOURNE Sold Price
VIC 3977

\$455,000 Sold Date **07-Feb-23**

2 1 1

Distance **1.56km**



2/34 FENFIELD STREET
CRANBOURNE VIC 3977

Sold Price

\$450,000 Sold Date **08-Mar-23**

2 1 2

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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