

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

8 Terrence 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2020

to

30 Apr 2021

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 Naila Court Cranbourne North VIC 3977	\$525,000	03-Mar-21
2 Glenleigh Court Cranbourne North VIC 3977	\$512,000	20-Jan-21
13 Fosters Court Cranbourne North VIC 3977	\$522,000	08-Dec-20

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: 13 May 2021



3 Naila Court Cranbourne North VIC 3977

 3  1  2

^{RS} **\$525,000** Sold Date **03-Mar-21**

Distance **0.4km**



2 Glenleigh Court Cranbourne North VIC 3977

 3  1  2

Sold Price **\$512,000** Sold Date **20-Jan-21**

Distance **2.06km**



13 Fosters Court Cranbourne North VIC 3977

 3  1  2

Sold Price **\$522,000** Sold Date **08-Dec-20**

Distance **2.19km**

RS = Recent sale

UN = Undisclosed Sale

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