

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

11 MITCHELL COURT, CRANBOURNE NORTH, VIC 3977

#### Indicative selling price

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

Price Range: \$530,000 to \$560,000

#### Median sale price

Median price

\$548,000

House

☒

Unit

☐

Suburb

CRANBOURNE  
NORTH

Period

01 July 2017 to 30 September 2017

Source

  
pricefinder

#### 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
4 STONE CRT, CRANBOURNE NORTH, VIC 3977	*\$559,000	28/08/2017
28 HORSFIELD ST, CRANBOURNE NORTH, VIC 3977	*\$540,000	14/08/2017
5 GABRIELLA CRT, CRANBOURNE NORTH, VIC 3977	Price Withheld	20/09/2017
7 FLINDERS CRT, CRANBOURNE NORTH, VIC 3977	*\$602,000	19/08/2017