

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

9 ZETA CIRCUIT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$389,000

Median sale price

Median price \$434,500

House

Unit

X

Suburb

CRANBOURNE
NORTH

Period

01 January 2018 to 31 March 2018

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
2 MOUNTAINVIEW BVD, CRANBOURNE NORTH, VIC 3977	*\$420,000	12/10/2017
6/10 MICKLEHAM DR, CRANBOURNE NORTH, VIC 3977	\$463,000	29/11/2017
11/10 MICKLEHAM DR, CRANBOURNE NORTH, VIC 3977	*\$455,000	06/09/2017