

## 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

14 Sassafra Place 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

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

\*House

X

\*Unit

Suburb

Cranbourne North

Period-from

01 May 2018

to

30 Apr 2019

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 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

61 Linden Tree Way Cranbourne North VIC 3977	\$580,000	19-Jan-19
26 Polblue Street Cranbourne North VIC 3977	\$650,000	02-Mar-19
10 Kindred Avenue Cranbourne North VIC 3977	\$582,000	16-Nov-18

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 six months.~~

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**61 Linden Tree Way Cranbourne North VIC 3977**

3 2 2

Sold Price **\$580,000** Sold Date **19-Jan-19**

Distance **0.52km**



**26 Polblue Street Cranbourne North VIC 3977**

3 2 2

Sold Price **\$650,000** Sold Date **02-Mar-19**

Distance **0.62km**



**10 Kindred Avenue Cranbourne North VIC 3977**

3 2 2

Sold Price **\$582,000** Sold Date **16-Nov-18**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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