

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 KENT COURT 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,450

Property type

House

Suburb

Cranbourne North

Period-from

01 Apr 2022

to

31 Mar 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

6 FOXGLOVE COURT CRANBOURNE NORTH VIC 3977	\$750,000	19-Jan-23
6 PLAISTOW COURT CRANBOURNE NORTH VIC 3977	\$728,000	11-Jan-23
30 MARINER CLOSE CRANBOURNE NORTH VIC 3977	\$670,000	07-Feb-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: 04 April 2023



6 FOXGLOVE COURT CRANBOURNE NORTH VIC 3977

 4
  2
  3

Sold Price

^{RS}
\$750,000

Sold Date

19-Jan-23

Distance

1.07km


6 PLAISTOW COURT CRANBOURNE NORTH VIC 3977

 4
  3
  2

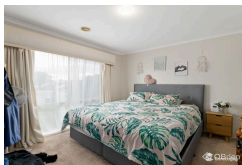
Sold Price

\$728,000

Sold Date

11-Jan-23

Distance

1.75km


30 MARINER CLOSE CRANBOURNE NORTH VIC 3977

 4
  2
  2

Sold Price

\$670,000

Sold Date

07-Feb-23

Distance

1.93km
RS = Recent sale

UN = Undisclosed Sale

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