

## 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 Longbow Terrace 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2020

to

31 Aug 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 25 Tilden Rise Cranbourne North VIC 3977       | \$710,003 | 26-Mar-21 |
| 18 Brolin Terrace Cranbourne North VIC 3977    | \$700,000 | 05-Aug-21 |
| 148 Alisma Boulevard Cranbourne North VIC 3977 | \$690,000 | 23-Jun-21 |

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: 09 September 2021



**25 Tilden Rise Cranbourne North  
VIC 3977**

 4  2  2

Sold Price

**\$710,003**

Sold Date

**26-Mar-21**

Distance

**0.31km**



**18 Brolin Terrace Cranbourne North  
VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$700,000** <sup>UN</sup>

Sold Date

**05-Aug-21**

Distance

**0.35km**



**148 Alisma Boulevard Cranbourne  
North VIC 3977**

 3  2  2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**23-Jun-21**

Distance

**0.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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