

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

9 BEACON DRIVE 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2023

to

31 Dec 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

26 WILLIAM THWAITES BOULEVARD CRANBOURNE NORTH VIC 3977	\$780,000	29-Dec-23
12 MERLIN DRIVE CRANBOURNE NORTH VIC 3977	\$810,000	02-Jan-24
15 LUCINDA LANE CRANBOURNE NORTH VIC 3977	\$827,250	24-Oct-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: 17 January 2024

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**26 WILLIAM THWAITES
BOULEVARD CRANBOURNE
NORTH VIC 3977**

4 2 2

Sold Price

^{RS}

\$780,000

Sold Date

29-Dec-23

Distance

1.21km



**12 MERLIN DRIVE CRANBOURNE
NORTH VIC 3977**

4 2 2

Sold Price

^{RS}

\$810,000

Sold Date

02-Jan-24

Distance

1.12km



**15 LUCINDA LANE CRANBOURNE
NORTH VIC 3977**

4 2 2

Sold Price

\$827,250

Sold Date

24-Oct-23

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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