

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 Tinara 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2020

to

30 Sep 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

8 Maria Court Cranbourne North VIC 3977	\$665,000	15-Jul-21
22 Denham Crescent Cranbourne North VIC 3977	\$661,000	29-Jun-21
36 Broome Crescent Cranbourne North VIC 3977	\$680,000	13-Aug-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: 27 October 2021



8 Maria Court Cranbourne North VIC 3977

 4  2  2

Sold Price **\$665,000** Sold Date **15-Jul-21**

Distance **0.55km**



22 Denham Crescent Cranbourne North VIC 3977

 4  2  2

Sold Price **\$661,000** Sold Date **29-Jun-21**

Distance **0.6km**



36 Broome Crescent Cranbourne North VIC 3977

 4  2  3

Sold Price **\$680,000** Sold Date **13-Aug-21**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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