

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 Blackberry Alley 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

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

5 Ciliata Street Cranbourne North VIC 3977	\$672,000	14-Aug-21
10 Gladiolus Circuit Cranbourne North VIC 3977	\$700,000	14-Sep-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: 08 October 2021



5 Ciliata Street Cranbourne North VIC 3977

Sold Price **\$672,000** Sold Date **14-Aug-21**

4 2 2

Distance **0.11km**



10 Gladiolus Circuit Cranbourne North VIC 3977

Sold Price ^{RS} **\$700,000** Sold Date **14-Sep-21**

4 2 2

Distance **0.14km**



148 Alisma Boulevard Cranbourne North VIC 3977

Sold Price ^{RS} **\$690,000** Sold Date **23-Jun-21**

3 2 2

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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