

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

1/2 MARIA 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/21 ROUSE STREET CRANBOURNE VIC 3977	\$500,000	18-May-22
2/7 MURTOA PLACE CRANBOURNE WEST VIC 3977	\$490,000	28-Jul-22
1/1 PLAISTOW COURT CRANBOURNE NORTH VIC 3977	\$420,000	06-Dec-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: 01 September 2022



1/21 ROUSE STREET CRANBOURNE VIC 3977 Sold Price **\$500,000** Sold Date **18-May-22**

2 1 1

Distance **1.9km**



2/7 MURTOA PLACE CRANBOURNE WEST VIC 3977 Sold Price ^{RS} **\$490,000** Sold Date **28-Jul-22**

2 1 1

Distance **3.97km**



1/1 PLAISTOW COURT CRANBOURNE NORTH VIC 3977 Sold Price **\$420,000** Sold Date **06-Dec-21**

2 1 1

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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