

## 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

5 ROWEN COURT 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Aug 2021

to

31 Jul 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

9 ANDREA CRESCENT CRANBOURNE NORTH VIC 3977	\$655,000	28-Apr-22
27 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977	\$656,000	12-May-22
9 VINCENT COURT CRANBOURNE NORTH VIC 3977	\$676,000	27-Apr-22

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 August 2022



**9 ANDREA CRESCENT  
CRANBOURNE NORTH VIC 3977**

3 2 1

Sold Price **\$655,000** Sold Date **28-Apr-22**

Distance **0.26km**

© Andrea Crescent, Cranbourne North



**27 GODWIN CRESCENT  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price **\$656,000** Sold Date **12-May-22**

Distance **0.4km**



**9 VINCENT COURT CRANBOURNE  
NORTH VIC 3977**

3 2 2

Sold Price **\$676,000** Sold Date **27-Apr-22**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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