

## 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 FOREST OAK COURT CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,050

Property type

House

Suburb

Cranbourne

Period-from

01 May 2022

to

30 Apr 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

5 LANSELL DRIVE CRANBOURNE NORTH VIC 3977	\$630,000	17-Feb-23
9 PAGODA PLACE CRANBOURNE VIC 3977	\$633,000	14-Feb-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.

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**5 LANSELL DRIVE CRANBOURNE  
NORTH VIC 3977**

3 2 2

Sold Price

**\$630,000**

Sold Date

**17-Feb-23**

Distance

**0.26km**



**9 PAGODA PLACE CRANBOURNE  
VIC 3977**

3 2 2

Sold Price

**\$633,000**

Sold Date

**14-Feb-23**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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