

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	19 Nature Circuit, Cranbourne North Vic 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price	<input type="text" value="\$700,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Cranbourne North"/>
Period - From	<input type="text" value="01/10/2022"/>	to	<input type="text" value="31/12/2022"/>	Source	<input type="text" value="REIV"/>

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 six 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	4 Yorkshire Dr CRANBOURNE NORTH 3977	\$840,000	07/10/2022
2	58 Phoenix Av CRANBOURNE 3977	\$820,000	06/10/2022
3	5 Osmington Ccl NARRE WARREN SOUTH 3805	\$805,000	10/01/2023

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 six months.~~

This Statement of Information was prepared on:



Property Type: House (New - Detached)

Land Size: 529 sqm approx

Agent Comments

Comparable Properties



4 Yorkshire Dr CRANBOURNE NORTH 3977 (VG)

Agent Comments



Price: \$840,000

Method: Sale

Date: 07/10/2022

Property Type: House (Res)

Land Size: 630 sqm approx

58 Phoenix Av CRANBOURNE 3977 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 06/10/2022

Property Type: House (Res)

Land Size: 600 sqm approx



5 Osmington Ccl NARRE WARREN SOUTH 3805 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 10/01/2023

Property Type: House

Land Size: 560 sqm approx