Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	e
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Address Including suburb and postcode	19 Nature Circuit, Cranbourne North Vic 3977

Indicative selling price

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

Range between	\$750,000	8	\$820,000	

Median sale price

Median price \$700,000	Property Type Ho	use Suburl	Cranbourne North
Period - From 01/10/2022	to 31/12/2022	Source 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.

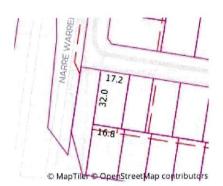
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Indicative Selling Price \$750,000 - \$820,000 **Median House Price** December quarter 2022: \$700,000



Property Type: House (New -

Detached) Land Size: 529 sqm approx

Agent Comments

Comparable Properties



4 Yorkshire Dr CRANBOURNE NORTH 3977

(VG)

4

Price: \$840,000





Method: Sale Date: 07/10/2022

Property Type: House (Res) Land Size: 630 sqm approx

58 Phoenix Av CRANBOURNE 3977 (VG)

5







Price: \$820,000 Method: Sale Date: 06/10/2022

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

Agent Comments

Agent Comments



5 Osmington Ccl NARRE WARREN SOUTH

3805 (REI/VG)





Price: \$805,000 Method: Private Sale Date: 10/01/2023 Property Type: House Land Size: 560 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000





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