

## 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

17 Delmont Court Cranbourne 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

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2019

to

29 Feb 2020

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

19 Hazelwood Avenue Cranbourne North VIC 3977	\$595,000	11-Dec-19
11 Tulip Grove Cranbourne VIC 3977	\$590,000	21-Sep-19
5 Miralie Way Cranbourne West VIC 3977	\$580,000	18-Oct-19

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: 11 March 2020



**19 Hazelwood Avenue Cranbourne North VIC 3977**

Sold Price **\$595,000** Sold Date **11-Dec-19**  
 Distance **1.7km**

4 2 4



**11 Tulip Grove Cranbourne VIC 3977**

Sold Price **\$590,000** Sold Date **21-Sep-19**  
 Distance **1.08km**

4 2 2



**5 Miralie Way Cranbourne West VIC 3977**

Sold Price **\$580,000** Sold Date **18-Oct-19**  
 Distance **1.38km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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