

# 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 10 Baddeley Circuit, 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)

Price Range

\$895,000

&

\$960,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/04/2022

to

30/09/2022

Source

pricefinder

### Comparable property sales

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
20 CHERRYWOOD WAY, NARRE WARREN SOUTH VIC 3805	\$945,000	13/08/2022
10 PENDLE CLOSE, NARRE WARREN SOUTH VIC 3805	\$960,000	06/02/2022
10 PENDLE CL, NARRE WARREN SOUTH VIC 3805	\$960,000	06/06/2022

This Statement of Information was prepared on: 29/11/2022