

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

22 FOREST OAK COURT CRANBOURNE VIC 3977

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2024

to

30 Jun 2025

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

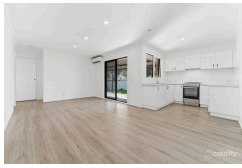
Date of sale

33 LANSELL DRIVE CRANBOURNE NORTH VIC 3977	\$731,600	02-May-25
10 DRYANDRA PLACE CRANBOURNE VIC 3977	\$740,000	08-Jul-25

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: 15 July 2025



**33 LANSELL DRIVE CRANBOURNE
NORTH VIC 3977**

Sold Price

\$731,600

Sold Date

02-May-25



4



2



2

Distance

0.46km



**10 DRYANDRA PLACE
CRANBOURNE VIC 3977**

Sold Price

^{RS} **\$740,000**

Sold Date

08-Jul-25



4



2



2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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