

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 29 Filomena Court, Cranbourne North, VIC 3977

Indicative selling price

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

Single Price \$670,000

Median sale price

Median price \$721,000 Property Type House Suburb Cranbourne North (3977)

Period - From 01/04/2024 to 31/03/2025 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
41 JOSEPHINE AVENUE, CRANBOURNE NORTH VIC 3977	\$669,000	30/05/2025
15 PHILLIP COURT, CRANBOURNE NORTH VIC 3977	\$670,000	18/04/2025
45 CLAIRMONT AVENUE, CRANBOURNE VIC 3977	\$670,000	20/05/2025

This Statement of Information was prepared on: 06/06/2025