

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	31 Trillium Boulevard, Cranbourne North, VIC 3977
--	---

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$829,000	&	\$849,000
-------------	-----------	---	-----------

Median sale price

Median price	\$710,000	Property Type	House	Suburb	Cranbourne North (3977)
Period - From	01/06/2023	to	31/05/2024	Source	PropTRACK

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 PRESCOTT DRIVE, CRANBOURNE NORTH VIC 3977	\$750,000	16/12/2023
22 WATERWAYS DRIVE, CRANBOURNE NORTH VIC 3977	\$750,000	29/04/2024
53 LINDEN TREE WAY, CRANBOURNE NORTH VIC 3977	\$750,000	06/05/2024

This Statement of Information was prepared on: 13/06/2024