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

48 LINDEN TREE WAY CRANBOURNE NORTH 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 | \$690,000 | & | \$720,000 |
|--------------|---------------------|-----------|---|-----------|
|--------------|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$735,000 | Prop | erty type | | House | Suburb | Cranbourne North |
|--------------|-------------|------|-----------|------|--------|--------|------------------|
| Period-from | 01 Oct 2024 | to | 30 Sep 2 | 2025 | Source | | Cotality |

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 |
|--|-----------|--------------|
| 13 AMBURLA DRIVE CRANBOURNE NORTH VIC 3977 | \$698,000 | 19-Aug-25 |
| 184 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977 | \$702,000 | 28-Aug-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: 25 October 2025





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13 AMBURLA DRIVE CRANBOURNE Sold Price **NORTH VIC 3977**

\$698,000 Sold Date **19-Aug-25**

Distance

1.48km



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184 ALISMA BOULEVARD **CRANBOURNE NORTH VIC 3977**

> ₾ 2 \$ 2

= 3

Sold Price

RS \$702,000 Sold Date 28-Aug-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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