

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

8 CUMQUAT COURT 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2024

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 5 BARTOLO COURT CRANBOURNE NORTH VIC 3977 | \$710,000 | 24-Jan-25 |
| 6 CRAIGTON COURT CRANBOURNE NORTH VIC 3977 | \$710,000 | 06-Mar-25 |
| 13 BALOOK COURT CRANBOURNE NORTH VIC 3977 | \$702,000 | 13-Dec-24 |

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: 05 May 2025