

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

10/10 MICKLEHAM DRIVE 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Jul 2023

to

30 Jun 2024

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

17/10 MICKLEHAM DRIVE CRANBOURNE NORTH VIC 3977	\$480,000	24-Mar-24
18 ROCKET LANE CRANBOURNE NORTH VIC 3977	\$470,000	23-Mar-24
29 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$539,650	01-Jun-23

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.~~

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17/10 MICKLEHAM DRIVE CRANBOURNE NORTH VIC 3977

2 1 1

Sold Price **\$480,000** Sold Date **24-Mar-24**

Distance **0.05km**

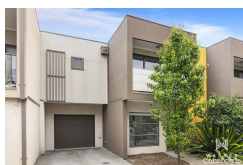


18 ROCKET LANE CRANBOURNE NORTH VIC 3977

3 2 -

Sold Price **\$470,000** Sold Date **23-Mar-24**

Distance **0.06km**



29 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977

3 2 1

Sold Price **\$539,650** Sold Date **01-Jun-23**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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