

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

1 COURTENAY AVENUE 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

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$714,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2023

to

30 Sep 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

9 WILDWOOD COURT CRANBOURNE NORTH VIC 3977	\$727,500	16-Sep-24
10 STIRLING AVENUE CRANBOURNE NORTH VIC 3977	\$710,000	27-May-24
96 COURTENAY AVENUE CRANBOURNE NORTH VIC 3977	\$735,000	13-Jun-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: 07 October 2024

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**9 WILDWOOD COURT
CRANBOURNE NORTH VIC 3977**

 3  2  -

Sold Price

^{RS}

\$727,500

Sold Date

16-Sep-24

Distance

0.57km



**10 STIRLING AVENUE
CRANBOURNE NORTH VIC 3977**

 3  2  1

Sold Price

\$710,000

Sold Date

27-May-24

Distance

0.99km



**96 COURTENAY AVENUE
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

\$735,000

Sold Date

13-Jun-24

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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