

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

27 ZETA CIRCUIT 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Nov 2023

to

31 Oct 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

200/2 ROCHESTER PARADE CRANBOURNE EAST VIC 3977	\$510,000	06-Sep-24
13 VERA CLOSE CLYDE NORTH VIC 3978	\$495,000	07-Oct-24
3/22 WALTER STREET CRANBOURNE VIC 3977	\$520,000	10-Sep-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: 21 November 2024

Alex Johnson

M 0416178462

E Alex.johnson@obre.com.au



**200/2 ROCHESTER PARADE
CRANBOURNE EAST VIC 3977**

Sold Price

\$510,000

Sold Date **06-Sep-24**

 2  1  1

Distance **2.74km**



13 VERA CLOSE CLYDE NORTH VIC 3978

Sold Price

^{RS} **\$495,000**

Sold Date **07-Oct-24**

 2  1  1

Distance **3.53km**



**3/22 WALTER STREET
CRANBOURNE VIC 3977**

Sold Price

^{RS} **\$520,000**

Sold Date **10-Sep-24**

 2  1  2

Distance **4.16km**

RS = Recent sale

UN = Undisclosed Sale

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