

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

4/20 HUON PARK ROAD 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Jun 2024

to

31 May 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

2/3 MITCHELL COURT CRANBOURNE NORTH VIC 3977	\$595,000	02-Aug-24
2/21 ROUSE STREET CRANBOURNE VIC 3977	\$556,000	12-Dec-24
2/50 IVAN CRESCENT HAMPTON PARK VIC 3976	\$587,000	11-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: 10 June 2025

Colin Butler

P 5995 0500

M 0438331112

E colin.butler@obrienrealestate.com.au


**2/3 MITCHELL COURT
CRANBOURNE NORTH VIC 3977**
 3  2  2

Sold Price **\$595,000** Sold Date **02-Aug-24**

Distance **0.86km**

**2/21 ROUSE STREET
CRANBOURNE VIC 3977**
 3  2  2

Sold Price **\$556,000** Sold Date **12-Dec-24**

Distance **1.83km**

**2/50 IVAN CRESCENT HAMPTON
PARK VIC 3976**
 3  2  2

Sold Price **\$587,000** Sold Date **11-Dec-24**

Distance **4.3km**
RS = Recent sale

UN = Undisclosed Sale

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