

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

1/23 Hazelwood 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

\$390,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Other

Suburb

Cranbourne North

Period-from

01 Feb 2019

to

31 Jan 2020

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

7 Candytuft Close Cranbourne North VIC 3977	\$420,000	04-Dec-19
39 Fenfield Street Cranbourne VIC 3977	\$434,000	14-Oct-19
2 Kent Mews Cranbourne North VIC 3977	\$380,000	31-Aug-19

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: 11 February 2020



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7 Candytuft Close Cranbourne North VIC 3977

3 1 1

Sold Price **\$420,000** Sold Date **04-Dec-19**

Distance **0.53km**



39 Fenfield Street Cranbourne VIC 3977

3 1 1

Sold Price **\$434,000** Sold Date **14-Oct-19**

Distance **1.63km**



2 Kent Mews Cranbourne North VIC 3977

3 1 1

Sold Price **\$380,000** Sold Date **31-Aug-19**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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