

## 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

7 Rebecca Court Cranbourne North VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2020

to

30 Apr 2021

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 22 Terrence Drive Cranbourne North VIC 3977 | \$551,000 | 21-Feb-20 |
| 24 Rachel Drive Cranbourne North VIC 3977   | \$565,000 | 12-Mar-21 |
| 56 Gipps Crescent Cranbourne North VIC 3977 | \$550,000 | 13-Feb-21 |

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: 14 May 2021



## OBrien Real Estate

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### 22 Terrence Drive Cranbourne North VIC 3977

3 2 2

Sold Price

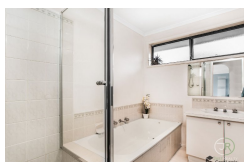
**\$551,000**

Sold Date

**21-Feb-20**

Distance

**0.19km**



### 24 Rachel Drive Cranbourne North VIC 3977

3 1 6

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date

**12-Mar-21**

Distance

**0.24km**



### 56 Gipps Crescent Cranbourne North VIC 3977

3 1 2

Sold Price

**\$550,000**

Sold Date

**13-Feb-21**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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