

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 Tad Court 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2020

to

28 Feb 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

15 Trevino Way Cranbourne North VIC 3977	\$800,000	03-Mar-21
37 Sussex Avenue Cranbourne North VIC 3977	\$770,000	15-Jan-21
2 Yorkshire Drive Cranbourne North VIC 3977	\$850,000	22-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.~~

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Yogi Patel
P 03 5911 5800
M 0451719161
E yogi.patel@cranbourne.rh.com.au



15 Trevino Way Cranbourne North VIC 3977

Sold Price

^{RS} **\$800,000**

Sold Date

03-Mar-21

5 2 2

Distance

1.5km



37 Sussex Avenue Cranbourne North VIC 3977

Sold Price

^{RS} **\$770,000**

Sold Date

15-Jan-21

4 2 2

Distance

1.56km



2 Yorkshire Drive Cranbourne North VIC 3977

Sold Price

^{RS} **\$850,000**

Sold Date

22-Feb-21

4 2 3

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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