

## 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

82 Waverley Park Drive 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2020

to

30 Sep 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

5 Tower Avenue Narre Warren South VIC 3805	\$755,000	26-Feb-21
15 Trevino Way Cranbourne North VIC 3977	\$800,000	22-Feb-21
49 Josephine Avenue Cranbourne North VIC 3977	\$775,000	04-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: 05 October 2021

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**5 Tower Avenue Narre Warren  
South VIC 3805**

4 2 2

Sold Price **\$755,000** Sold Date **26-Feb-21**

Distance **0.97km**



**15 Trevino Way Cranbourne North  
VIC 3977**

4 2 2

Sold Price **\$800,000** Sold Date **22-Feb-21**

Distance **1.28km**



**-GR8  
EST8**  
AGENTS  
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**It's a sign.  
We're your agents**

**49 Josephine Avenue Cranbourne  
North VIC 3977**

4 2 2

Sold Price **\$775,000** Sold Date **04-Feb-21**

Distance **1.77km**

RS = Recent sale UN = Undisclosed Sale

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