

## 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

9 Woodbine Road 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

\$558,750

Property type

House

Suburb

Cranbourne North

Period-from

01 Apr 2019

to

31 Mar 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

6 Lowther Court Cranbourne North VIC 3977	\$545,000	10-Dec-19
8 Marsden Court Cranbourne North VIC 3977	\$545,000	12-Feb-20
27 Filomena Court Cranbourne North VIC 3977	\$515,000	15-Feb-20

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 April 2020



**6 Lowther Court Cranbourne North  
 VIC 3977**

3 2 2

Sold Price

**\$545,000**

Sold Date

**10-Dec-19**

Distance

**0.22km**



**8 Marsden Court Cranbourne North  
 VIC 3977**

3 2 2

Sold Price

Sold Date

**12-Feb-20**

Distance

**0.49km**



**27 Filomena Court Cranbourne  
 North VIC 3977**

3 2 2

Sold Price

<sup>RS</sup> **\$515,000**

Sold Date

**15-Feb-20**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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