

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 Stone 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2019

to

30 Apr 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

8 Lupin Court Cranbourne North VIC 3977	\$595,000	20-Mar-20
5 Bamboo Court Cranbourne North VIC 3977	\$545,000	08-Oct-19
16 Hoysted Avenue Cranbourne North VIC 3977	\$560,583	19-Nov-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: 21 May 2020



**8 Lupin Court Cranbourne North
VIC 3977**

3 2 1

Sold Price **\$595,000** Sold Date **20-Mar-20**

Distance **0.21km**



**5 Bamboo Court Cranbourne North
VIC 3977**

3 2 2

Sold Price **\$545,000** Sold Date **08-Oct-19**

Distance **0.37km**



**16 Hoysted Avenue Cranbourne
North VIC 3977**

3 2 1

Sold Price **\$560,583** Sold Date **19-Nov-19**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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