

## 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

12 Kurrajong 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

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2020

to

31 Dec 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

384 Ormond Road Narre Warren South VIC 3805	\$651,000	26-Jul-20
29 Yorkshire Drive Cranbourne North VIC 3977	\$658,000	29-Jun-20
5 Hertford Court Cranbourne North VIC 3977	\$655,000	24-Nov-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: 15 January 2021



**384 Ormond Road Narre Warren  
South VIC 3805**

4 2 2

Sold Price **\$651,000** Sold Date **26-Jul-20**

Distance **1.67km**



**29 Yorkshire Drive Cranbourne  
North VIC 3977**

4 2 2

Sold Price **\$658,000** Sold Date **29-Jun-20**

Distance **1.73km**



**5 Hertford Court Cranbourne North  
VIC 3977**

4 2 2

Sold Price **\$655,000** Sold Date **24-Nov-20**

Distance **1.78km**

RS = Recent sale      UN = Undisclosed Sale

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