

## 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 MACQUARIE COURT CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,900

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2022

to

30 Apr 2023

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

12 FORSYTH COURT CRANBOURNE NORTH VIC 3977	\$615,000	20-Mar-23
4 HOYSTED AVENUE CRANBOURNE NORTH VIC 3977	\$601,774	27-Jan-23
28 KELLETT STREET CRANBOURNE NORTH VIC 3977	\$645,000	09-Dec-22

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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**12 FORSYTH COURT CRANBOURNE NORTH VIC 3977**

3 1 2

**Sold Price \$615,000 Sold Date 20-Mar-23**

Distance **1.73km**

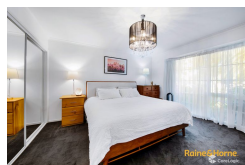


**4 HOYSTED AVENUE CRANBOURNE NORTH VIC 3977**

3 1 1

**Sold Price \$601,774 Sold Date 27-Jan-23**

Distance **1.09km**



**28 KELLETT STREET CRANBOURNE NORTH VIC 3977**

3 1 2

**Sold Price \$645,000 Sold Date 09-Dec-22**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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