

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 (*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.

This Statement of Information was prepared on: 11 May 2023

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12 FORSYTH COURT CRANBOURNE Sold Price
NORTH VIC 3977

3 1 2

\$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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