

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	14 Kellett Street Cranbourne North, 3977
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$600,000 & \$650,000
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### Median sale price

Median price	\$672,500	Property Type	HOUSE	Suburb	CRANBOURNE NORTH
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Period - From	25-Jul-2024	to	23-Jul-2025	Source	REA
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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	74 Noorat Place, Cranbourne North, Vic 3977	\$615,000	12-Jul-2025
2	95 Gipps Crescent, Cranbourne North, Vic 3977	\$650,000	07-Jul-2025
3	48 Mariner Close, Cranbourne North, Vic 3977	\$640,000	14-Jun-2025

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