

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 13 Zeta Circuit, Cranbourne North, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$380,000

Median sale price

Median price \$505,000 Property Type Townhouse Suburb Cranbourne North (3977)

Period - From 01/09/2019 to 27/09/2019 Source REALESTATE.COM.AU

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
27 FRESHFIELDS DRIVE, CRANBOURNE NORTH VIC 3977	\$425,000	16/09/2019
9 DALZIELL CRESCENT, CRANBOURNE NORTH VIC 3977	\$435,000	12/06/2019
8 ELDERBERRY ALLEY, CRANBOURNE NORTH VIC 3977	\$400,000	22/05/2019

This Statement of Information was prepared on: 08/10/2019