

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 2 Oxley 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)

Price Range \$560,000 & \$595,000

### Median sale price

Median price \$562,000 Property Type House Suburb Cranbourne North (3977)

Period - From 01/07/2019 to 02/07/2020 Source REALESTATE.COM.AU

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
75 LAWLESS DRIVE, CRANBOURNE NORTH VIC 3977	\$578,000	26/02/2020
3 TINARA COURT, CRANBOURNE NORTH VIC 3977	\$570,000	16/06/2020
15 MARINER CLOSE, CRANBOURNE NORTH VIC 3977	\$575,000	10/06/2020

This Statement of Information was prepared on: 10/07/2020