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<br>Including suburb and postcode | 19 PHELAN DRIVE 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 | $599,000 | & | $655,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $711,000 | Property type | House | Suburb | Cranbourne North |
| Period-from | 01 Nov 2023 | to | 31 Oct 2024 | 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 |
|---|---|---|
| 82 GIPPS CRESCENT CRANBOURNE NORTH VIC 3977 | $640,000 | 31-Oct-24 |
| 13 REBECCA COURT CRANBOURNE NORTH VIC 3977 | $635,000 | 02-Oct-24 |
| 26 PHELAN DRIVE CRANBOURNE NORTH VIC 3977 | $625,000 | 01-Jul-24 |

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: 13 November 2024

OBrien Real Estate

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**82 GIPPS CRESCENT CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price RS $640,000 Sold Date 31-Oct-24

Distance 0.68km




**13 REBECCA COURT CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price $635,000 Sold Date 02-Oct-24

Distance 0.3km




**26 PHELAN DRIVE CRANBOURNE NORTH VIC 3977**

3 1 1

Sold Price $625,000 Sold Date 01-Jul-24

Distance 0.06km

**RS** = Recent sale **UN** = Undisclosed Sale

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