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	1 GREENVIEW 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	$675,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Dec 2023	to	30 Nov 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
5 ELIZA STREET CRANBOURNE NORTH VIC 3977	$737,500	02-Oct-24
19 DAPHNE WAY CRANBOURNE NORTH VIC 3977	$730,000	23-Oct-24
30 HAMILTON DRIVE CRANBOURNE NORTH VIC 3977	$724,000	23-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: 11 December 2024

OBrien Real Estate

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5 ELIZA STREET CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **$737,500** Sold Date **02-Oct-24**

Distance **0.63km**



19 DAPHNE WAY CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **$730,000** Sold Date **23-Oct-24**

Distance **0.66km**



30 HAMILTON DRIVE CRANBOURNE NORTH VIC 3977

4 2 3

Sold Price **$724,000** Sold Date **23-Jul-24**

Distance **0.67km**

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

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