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	21 JOSEPHINE AVENUE 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	$590,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$703,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Aug 2022	to	31 Jul 2023	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
11 GLENLEIGH COURT CRANBOURNE NORTH VIC 3977	$620,000	26-Apr-23
12 FORSYTH COURT CRANBOURNE NORTH VIC 3977	$615,000	20-Mar-23
16 CANDYTUFT CLOSE CRANBOURNE NORTH VIC 3977	$612,000	13-Apr-23

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: 02 August 2023

CONSUMER AFFAIRS VICTORIA