Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Coriyule Court Cranbourne North, 3977

Indicative selling price

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

Range between	$480,000 & $528,000

Median sale price

Median price	$700,000	Property Type	HOUSE	Suburb	CRANBOURNE NORTH
Period - From	01-Jul-2022	to	30-Jun-2023	Source	Pricefinder

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
1	8 HAZELWOOD AVENUE, CRANBOURNE NORTH	$610,000	20-Jun-2023
2	12 FORSYTH COURT, CRANBOURNE NORTH	$615,000	20-Mar-2023
3	22 CORIYULE COURT, CRANBOURNE NORTH	$610,000	13-May-2023

This statement of information was prepared on 16-Nov-2023 at 5:04:05 PM EST