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	44 MERROWLAND 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	$680,000	&	$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Nov 2021	to	31 Oct 2022	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
14 FIELDSTONE CRESCENT CRANBOURNE NORTH VIC 3977	$705,000	28-Jul-22
38 BURFORD WAY CRANBOURNE NORTH VIC 3977	$740,000	21-Jul-22
158 THE PROMENADE NARRE WARREN SOUTH VIC 3805	$755,000	06-Aug-22

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: 10 November 2022

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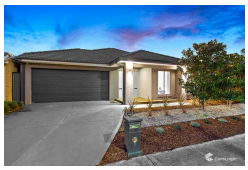


14 FIELDSTONE CRESCENT CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **$705,000** Sold Date **28-Jul-22**

Distance **1.37km**



38 BURFORD WAY CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **$740,000** Sold Date **21-Jul-22**

Distance **1.51km**



158 THE PROMENADE NARRE WARREN SOUTH VIC 3805

3 2 4

Sold Price **$755,000** Sold Date **06-Aug-22**

Distance **0.66km**

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

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