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	2 Springmount Street 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$357,500	Property type	Land	Suburb	Cranbourne North
Period-from	01 Jun 2019	to	31 May 2020	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
1 White Gum Way Cranbourne North VIC 3977	$632,500	18-Feb-20
24 Mannavue Boulevard Cranbourne North VIC 3977	$615,000	10-Feb-20
12 Dulwich Lane Cranbourne North VIC 3977	$670,000	23-Mar-20

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: 01 June 2020

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1 White Gum Way Cranbourne North VIC 3977

4 2 2

Sold Price **$632,500** Sold Date **18-Feb-20**

Distance **0.36km**



24 Mannavue Boulevard Cranbourne North VIC 3977

4 2 2

Sold Price **$615,000** Sold Date **10-Feb-20**

Distance **0.13km**



12 Dulwich Lane Cranbourne North VIC 3977

4 2 2

Sold Price **$670,000** Sold Date **23-Mar-20**

Distance **1km**



15 Aldous Place Cranbourne North VIC 3977

4 2 2

Sold Price **$625,000** Sold Date **12-Feb-20**

Distance **1.19km**



40 Von Nida Drive Cranbourne North VIC 3977

4 2 2

Sold Price **$640,000** Sold Date **12-May-20**

Distance **1.36km**



34 Olivebank Crescent Cranbourne North VIC 3977

4 2 2

Sold Price **$610,000** Sold Date **14-May-20**

Distance **1.41km**

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

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