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	7 Sierra Boulevard 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	$700,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Oct 2018	to	30 Sep 2019	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
2 Yorkshire Drive Cranbourne North VIC 3977	$700,000	18-Jun-19
56 Evesham Street Cranbourne North VIC 3977	$705,000	05-Oct-19
56 Linden Tree Way Cranbourne North VIC 3977	$720,000	08-May-19

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: 30 October 2019

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2 Yorkshire Drive Cranbourne North VIC 3977

4 2 2

Sold Price **$700,000** Sold Date **18-Jun-19**

Distance **1.07km**



56 Evesham Street Cranbourne North VIC 3977

4 2 2

Sold Price RS **$705,000** Sold Date **05-Oct-19**

Distance **1.99km**



56 Linden Tree Way Cranbourne North VIC 3977

4 3 2

Sold Price **$720,000** Sold Date **08-May-19**

Distance **2.08km**

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

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