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	49 Burford Way 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$573,250	Property type	House	Suburb	Cranbourne North
Period-from	01 Jan 2020	to	31 Dec 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.

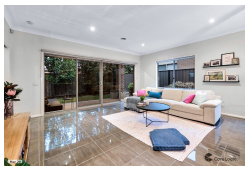
Address of comparable property	Price	Date of sale
61 Burford Way Cranbourne North VIC 3977	$615,000	27-Nov-20
44 Mickleham Drive Cranbourne North VIC 3977	$590,000	20-Oct-20
4 Charlock Drive Cranbourne North VIC 3977	$645,000	17-Nov-20

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: 05 January 2021

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61 Burford Way Cranbourne North VIC 3977

3 2 2

Sold Price RS $615,000 Sold Date 27-Nov-20

Distance 0.08km



44 Mickleham Drive Cranbourne North VIC 3977

3 2 2

Sold Price RS $590,000 Sold Date 20-Oct-20

Distance 0.44km



4 Charlock Drive Cranbourne North VIC 3977

3 2 2

Sold Price RS $645,000 Sold Date 17-Nov-20

Distance 0.58km

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

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