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	9 Phillip Court 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	$527,500	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Jul 2019	to	30 Jun 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
2 Phillip Court Cranbourne North VIC 3977	$520,000	03-Jul-20
1 Courtenay Avenue Cranbourne North VIC 3977	$537,000	15-Jan-20
34 Toirram Crescent Cranbourne VIC 3977	$545,000	25-Jan-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.~~

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2 Phillip Court Cranbourne North VIC 3977

3 1 1

Sold Price **$520,000** Sold Date **03-Jul-20**

Distance **0.09km**



1 Courtenay Avenue Cranbourne North VIC 3977

4 2 4

Sold Price **$537,000** Sold Date **15-Jan-20**

Distance **0.39km**



34 Toirram Crescent Cranbourne VIC 3977

4 2 2

Sold Price **$545,000** Sold Date **25-Jan-20**

Distance **0.65km**

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

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