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	2/20 CIRCLE DRIVE NORTH CRANBOURNE 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$654,000	Property type	House	Suburb	Cranbourne
Period-from	01 Apr 2023	to	31 Mar 2024	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
4/73 CLARENDON STREET CRANBOURNE VIC 3977	$440,000	22-Apr-24
3/4 WALTER STREET CRANBOURNE VIC 3977	$430,000	05-Apr-24
1/107 NARRE WARREN ROAD CRANBOURNE VIC 3977	$435,000	11-Jan-24

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: 23 April 2024

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4/73 CLARENDON STREET CRANBOURNE VIC 3977

2 1 1

Sold Price RS **$440,000** Sold Date **22-Apr-24**

Distance **1.08km**



3/4 WALTER STREET CRANBOURNE VIC 3977

2 1 1

Sold Price RS **$430,000** UN Sold Date **05-Apr-24**

Distance **0.86km**



1/107 NARRE WARREN ROAD CRANBOURNE VIC 3977

3 1 2

Sold Price **$435,000** Sold Date **11-Jan-24**

Distance **1.47km**

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

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