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	6 Sassafras Place 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,000	Property type	Land	Suburb	Cranbourne North
Period-from	01 Feb 2019	to	31 Jan 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
7 Dellinea Street Cranbourne North VIC 3977	$548,000	26-Sep-19
15 Brolin Terrace Cranbourne North VIC 3977	$525,000	07-Jan-20
25 Brolin Terrace Cranbourne North VIC 3977	$540,000	14-Oct-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: 03 February 2020

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7 Dellinea Street Cranbourne North VIC 3977
3 2 2

Sold Price **$548,000** Sold Date **26-Sep-19**
Distance **0.03km**



15 Brolin Terrace Cranbourne North VIC 3977
3 2 2

Sold Price RS **$525,000** Sold Date **07-Jan-20**
Distance **0.81km**



25 Brolin Terrace Cranbourne North VIC 3977
3 2 2

Sold Price **$540,000** Sold Date **14-Oct-19**
Distance **0.83km**

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

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