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	45 ELIZABETH STREET 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	$650,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Nov 2022	to	31 Oct 2023	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
20 LANSELL DRIVE CRANBOURNE NORTH VIC 3977	$656,110	28-Sep-23
16 FLINDERS COURT CRANBOURNE NORTH VIC 3977	$650,000	03-Jul-23
13 CANDYTUFT CLOSE CRANBOURNE NORTH VIC 3977	$690,000	29-May-23

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: 08 November 2023

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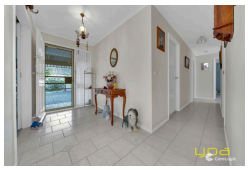
20 LANSELL DRIVE CRANBOURNE NORTH VIC 3977

3 1 4

Sold Price RS $656,110 Sold Date 28-Sep-23

Distance 1.07km



16 FLINDERS COURT CRANBOURNE NORTH VIC 3977

3 1 4

Sold Price $650,000 Sold Date 03-Jul-23

Distance 0.94km



13 CANDYTUFT CLOSE CRANBOURNE NORTH VIC 3977

3 2 4

Sold Price $690,000 Sold Date 29-May-23

Distance 0.49km

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

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