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<br>Including suburb and postcode | 28 PENELOPE CLOSE 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 | $750,000 | & | $800,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $710,000 | Property type | House | Suburb | Cranbourne North |
| Period-from | 01 Jul 2023 | to | 30 Jun 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 |
|---|---|---|
| 58 ARBOURLEA BOULEVARD CRANBOURNE NORTH VIC 3977 | $905,000 | 29-Apr-24 |
| 5 OTTELIA STREET CRANBOURNE NORTH VIC 3977 | $921,000 | 20-Apr-24 |
| 3 BUCKTHORN DRIVE CRANBOURNE NORTH VIC 3977 | $870,000 | 26-Feb-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.~~

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Mubashir Habib
M 0423908475
E mubashir.habib@raywhite.com



**58 ARBOURLEA BOULEVARD CRANBOURNE NORTH VIC 3977**

5 2 2

Sold Price **$905,000** Sold Date **29-Apr-24**

Distance **0.18km**




**5 OTTELIA STREET CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price RS **$921,000** Sold Date **20-Apr-24**

Distance **0.25km**



**3 BUCKTHORN DRIVE CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **$870,000** Sold Date **26-Feb-24**

Distance **1.18km**

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

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