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	5 EYRE 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~~		or range between	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$714,500	Property type	House	Suburb	Cranbourne North
Period-from	01 Oct 2023	to	30 Sep 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
1 COURTENAY AVENUE CRANBOURNE NORTH VIC 3977	$690,000	11-Oct-24
113 ENDEAVOUR DRIVE CRANBOURNE NORTH VIC 3977	$690,000	02-Jul-24
9 WILDWOOD COURT CRANBOURNE NORTH VIC 3977	$727,500	16-Sep-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: 16 October 2024

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1 COURTENAY AVENUE CRANBOURNE NORTH VIC 3977

4 2 4

Sold Price RS $690,000 Sold Date 11-Oct-24

Distance 0.56km



113 ENDEAVOUR DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price $690,000 Sold Date 02-Jul-24

Distance 0.59km



9 WILDWOOD COURT CRANBOURNE NORTH VIC 3977

3 2 -

Sold Price RS $727,500 Sold Date 16-Sep-24

Distance 1.05km

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

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