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 | 9 NELSE 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 | $1,130,000 | & | $1,210,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $715,000 | Property type | House | Suburb | Cranbourne North |
| Period-from | 01 Jan 2024 | to | 31 Dec 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 |
|---|---|---|
| 9 ARAPILES STREET CRANBOURNE NORTH VIC 3977 | $1,075,000 | 14-Nov-24 |
| 272 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977 | $1,120,500 | 16-Dec-24 |
| 34 TULLIALLAN BOULEVARD CRANBOURNE NORTH VIC 3977 | $1,350,000 | 06-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: 29 January 2025

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

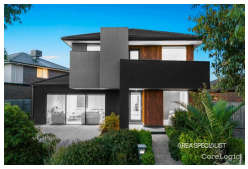


**9 ARAPILES STREET CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **$1,075,000** Sold Date **14-Nov-24**

Distance **0.07km**

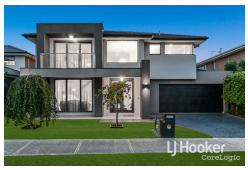


**272 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977**

5 2 2

Sold Price RS **$1,120,500** Sold Date **16-Dec-24**

Distance **0.2km**



**34 TULLIALLAN BOULEVARD CRANBOURNE NORTH VIC 3977**

5 5 2

Sold Price **$1,350,000** Sold Date **06-Sep-24**

Distance **0.24km**

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

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