

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

9 Fieldstone Crescent 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

\$765,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Dec 2019

to

30 Nov 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

23 Elkedra Way Cranbourne North VIC 3977	\$822,500	18-Nov-20
9 Tallrush Street Clyde North VIC 3978	\$820,000	23-Aug-20
14 Duce Street Cranbourne East VIC 3977	\$815,000	02-Oct-20

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: 21 December 2020



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23 Elkedra Way Cranbourne North VIC 3977

Sold Price

^{RS}

\$822,500

Sold Date

18-Nov-20

4 2 2

Distance

1.1km



9 Tallrush Street Clyde North VIC 3978

Sold Price

\$820,000

Sold Date

23-Aug-20

4 2 2

Distance

1.11km



14 Duce Street Cranbourne East VIC 3977

Sold Price

\$815,000

Sold Date

02-Oct-20

3 2 4

Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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