

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

3 CARINYA 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

\$840,000

&

\$889,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2023

to

31 Aug 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

8 TUSMORE GROVE CRANBOURNE NORTH VIC 3977	\$870,000	27-Aug-24
32 SAGAN DRIVE CRANBOURNE NORTH VIC 3977	\$860,000	06-May-24
7 PEPPERBUSH CIRCUIT CRANBOURNE VIC 3977	\$872,000	16-Mar-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: 04 September 2024



8 TUSMORE GROVE CRANBOURNE Sold Price ^{RS} **\$870,000** Sold Date **27-Aug-24**
NORTH VIC 3977

4 2 2

Distance **0.22km**



32 SAGAN DRIVE CRANBOURNE Sold Price **\$860,000** Sold Date **06-May-24**
NORTH VIC 3977

4 2 2

Distance **1.31km**



7 PEPPERBUSH CIRCUIT Sold Price **\$872,000** Sold Date **16-Mar-24**
CRANBOURNE VIC 3977

4 2 2

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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