

## 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

36 Samantha Crescent Cranbourne North VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2019

to

30 Sep 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

9 Daphne Way Cranbourne North VIC 3977	\$575,000	31-May-20
55 Josephine Avenue Cranbourne North VIC 3977	\$607,500	01-Jul-20
127 Courtenay Avenue Cranbourne North VIC 3977	\$587,000	16-Jun-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.~~

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**9 Daphne Way Cranbourne North VIC 3977**

Sold Price **\$575,000** Sold Date **31-May-20**

4 2 3

Distance **0.17km**



**55 Josephine Avenue Cranbourne North VIC 3977**

Sold Price **\$607,500** Sold Date **01-Jul-20**

4 2 2

Distance **0.48km**



**127 Courtenay Avenue Cranbourne North VIC 3977**

Sold Price **\$587,000** Sold Date **16-Jun-20**

4 2 2

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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