

## 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

10 STIRLING AVENUE 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2023

to

30 Apr 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 PRIMROSE COURT CRANBOURNE NORTH VIC 3977	\$690,000	12-Mar-24
9 STRZELECKI COURT CRANBOURNE NORTH VIC 3977	\$676,500	21-Mar-24
23 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977	\$707,000	03-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: 15 May 2024



## OBrien Real Estate

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### 8 PRIMROSE COURT CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **\$690,000** Sold Date **12-Mar-24**

Distance **0.82km**



### 9 STRZELECKI COURT CRANBOURNE NORTH VIC 3977

3 1 3

Sold Price **\$676,500** Sold Date **21-Mar-24**

Distance **0.9km**



### 23 GODWIN CRESCENT CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **\$707,000** Sold Date **03-Mar-24**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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