

## 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

15 MACQUARIE COURT 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2023

to

31 Dec 2023

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

4 KENT COURT CRANBOURNE NORTH VIC 3977	\$720,000	14-May-23
73 GIPPS CRESCENT CRANBOURNE NORTH VIC 3977	\$780,000	23-Oct-23
66 WAVERLEY PARK DRIVE CRANBOURNE NORTH VIC 3977	\$785,000	24-Nov-23

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: 14 January 2024

**4 KENT COURT CRANBOURNE  
NORTH VIC 3977**

4 2 2

Sold Price **\$720,000** Sold Date **14-May-23**Distance **0.25km****73 GIPPS CRESCENT  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$780,000** Sold Date **23-Oct-23**Distance **0.32km****66 WAVERLEY PARK DRIVE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$785,000** <sup>UN</sup> Sold Date **24-Nov-23**Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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