

## 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

17 ZETA CIRCUIT 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

\$495,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$509,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Feb 2023

to

31 Jan 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

1 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$515,000	16-Sep-23
11 CASSIUS CIRCUIT CRANBOURNE NORTH VIC 3977	\$505,000	02-Nov-23
64 WATERWAYS DRIVE CRANBOURNE NORTH VIC 3977	\$543,000	07-Oct-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: 28 February 2024

**1 ZETA CIRCUIT CRANBOURNE  
NORTH VIC 3977**3  2  1 

Sold Price

**\$515,000**

Sold Date

**16-Sep-23**

Distance

**0.05km****11 CASSIUS CIRCUIT CRANBOURNE  
NORTH VIC 3977**3  2  1 

Sold Price

**\$505,000**

Sold Date

**02-Nov-23**

Distance

**0.69km****64 WATERWAYS DRIVE  
CRANBOURNE NORTH VIC 3977**3  2  1 

Sold Price

**\$543,000**

Sold Date

**07-Oct-23**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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