

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

18 DENHAM CRESCENT 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

\$630,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Apr 2023

to

31 Mar 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

16 KENNEDY COURT CRANBOURNE NORTH VIC 3977	\$634,000	01-Feb-23
15 ROSALIE AVENUE CRANBOURNE VIC 3977	\$647,000	07-Mar-24
28 MUNDARING DRIVE CRANBOURNE VIC 3977	\$720,000	06-Dec-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.~~

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Martina McArdle
P 0491063411
M 0491063411
E martina.mcardle@little.com.au



**16 KENNEDY COURT
CRANBOURNE NORTH VIC 3977**

3 1 1

Sold Price **\$634,000** Sold Date **01-Feb-23**

Distance **2.06km**



**15 ROSALIE AVENUE
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$647,000** Sold Date **07-Mar-24**

Distance **2.08km**



**28 MUNDARING DRIVE
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$720,000** Sold Date **06-Dec-23**

Distance **2.89km**

RS = Recent sale UN = Undisclosed Sale

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