

## 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 RAVENHURST 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

\$1,300,000

&

\$1,400,000

### 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

46 TULLIALLAN BOULEVARD CRANBOURNE NORTH VIC 3977	\$1,370,000	20-Dec-23
104 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977	\$1,500,000	23-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: 17 January 2024

**46 TULLIALLAN BOULEVARD  
CRANBOURNE NORTH VIC 3977**

5 3 2

Sold Price <sup>RS</sup> **\$1,370,000** Sold Date **20-Dec-23**Distance **0.63km****104 ROSSITER RETREAT  
CRANBOURNE NORTH VIC 3977**

5 6 2

Sold Price **\$1,500,000** Sold Date **23-Oct-23**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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