

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

2/20 CIRCLE DRIVE NORTH CRANBOURNE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Cranbourne

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

1/59 CLARENDON STREET CRANBOURNE VIC 3977	\$460,000	12-Mar-24
8B NORMANBY STREET CRANBOURNE VIC 3977	\$440,000	07-Feb-24
3 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$450,000	04-Feb-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: 03 April 2024



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1/59 CLARENDON STREET CRANBOURNE VIC 3977

2 1 1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **12-Mar-24**

Distance **1.11km**



8B NORMANBY STREET CRANBOURNE VIC 3977

2 1 1

Sold Price ^{RS} **\$440,000** Sold Date **07-Feb-24**

Distance **0.65km**



3 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977

2 2 1

Sold Price **\$450,000** Sold Date **04-Feb-24**

Distance **3.86km**

RS = Recent sale

UN = Undisclosed Sale

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