

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 Merrowland Avenue, Cranbourne North, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$799,900

&

\$879,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/10/2022

to

30/09/2023

Source

Pricefinder

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
11 AMBIANCE CRESCENT, NARRE WARREN SOUTH VIC 3805	\$805,000	04/09/2023
24 CHANTENAY PARADE, CRANBOURNE NORTH VIC 3977	\$820,000	28/08/2023
48 EVESHAM STREET, CRANBOURNE NORTH VIC 3977	\$840,000	15/08/2023

This Statement of Information was prepared on: 03/10/2023