

## 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

21 PERRY 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

\$770,000

&

\$830,000

### 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

26 WILLIAM THWAITES BOULEVARD CRANBOURNE NORTH VIC 3977	\$778,000	29-Dec-23
12 MERLIN DRIVE CRANBOURNE NORTH VIC 3977	\$810,000	02-Jan-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: 09 January 2024



**26 WILLIAM THWAITES  
BOULEVARD CRANBOURNE  
NORTH VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup>

**\$778,000**

Sold Date

**29-Dec-23**

Distance

**0.38km**



**12 MERLIN DRIVE CRANBOURNE  
NORTH VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup>

**\$810,000**

Sold Date

**02-Jan-24**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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