## Statement of Information Single residential property located in the Melbourne metropolitan area

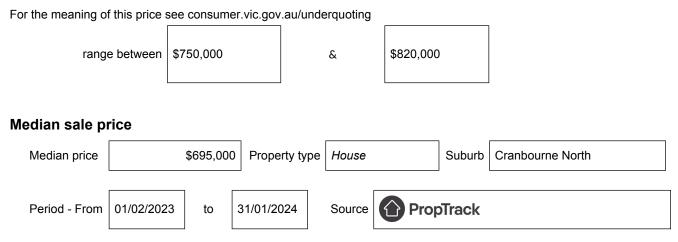
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

25 Pine Hill Court, Cranbourne North, Vic 3977

## Indicative selling price



## 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 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
14 Lowther Court, Cranbourne North, VIC 3977	\$761,000	19/11/2023
20 Flametree Circuit, Cranbourne, VIC 3977	\$800,000	02/10/2023
37 Pepperbush Circuit, Cranbourne, VIC 3977	\$848,000	02/09/2023

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 27/02/2024

