

## 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

28 MULLEIN BEND 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

\$680,000

&

\$730,000

### 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

6 TARADALE STREET CRANBOURNE NORTH VIC 3977	\$695,000	23-Aug-23
19 BIANCA CRESCENT CRANBOURNE NORTH VIC 3977	\$680,000	25-Sep-23
8 DELLINEA STREET CRANBOURNE NORTH VIC 3977	\$705,000	29-Aug-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: 10 January 2024



**6 TARADALE STREET**  
**CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price **\$695,000** Sold Date **23-Aug-23**

Distance **0.12km**



**19 BIANCA CRESCENT**  
**CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$680,000** Sold Date **25-Sep-23**

Distance **0.49km**



**8 DELLINEA STREET**  
**CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$705,000** Sold Date **29-Aug-23**

Distance **0.8km**



**94 WHEELERS PARK DRIVE**  
**CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$730,000** Sold Date **09-Sep-23**

Distance **0.82km**



**50 KARAWARRA CIRCUIT**  
**CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$715,000** Sold Date **25-Jul-23**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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