

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

5 BURKE COURT CRANBOURNE NORTH 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Dec 2022

to

30 Nov 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

3 MARSDEN COURT CRANBOURNE NORTH VIC 3977	\$645,000	11-Oct-23
85 LESDON AVENUE CRANBOURNE VIC 3977	\$667,500	08-Dec-23
74 MARYLYN PLACE CRANBOURNE VIC 3977	\$740,000	12-Dec-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.~~

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3 MARSDEN COURT CRANBOURNE Sold Price

^{RS} **\$645,000**

Sold Date **11-Oct-23**

3 1 -

Distance **0.3km**



85 LESDON AVENUE
CRANBOURNE VIC 3977

Sold Price

^{RS} **\$667,500**

Sold Date **08-Dec-23**

3 2 -

Distance **0.6km**



74 MARYLYN PLACE
CRANBOURNE VIC 3977

Sold Price

^{RS} **\$740,000** ^{UN}

Sold Date **12-Dec-23**

4 2 3

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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