

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

6 WATERWAYS DRIVE 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Aug 2022

to

31 Jul 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

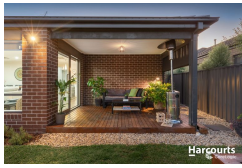
Date of sale

9 TILIA DRIVE CRANBOURNE NORTH VIC 3977	\$770,000	28-Feb-23
102 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$780,000	30-Jun-23
26 LANDINI CIRCUIT CRANBOURNE NORTH VIC 3977	\$751,000	20-Jul-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: 03 August 2023



**9 TILIA DRIVE CRANBOURNE
 NORTH VIC 3977**

 4  2  2

Sold Price **\$770,000** Sold Date **28-Feb-23**

Distance **0.32km**



**102 SABEL DRIVE CRANBOURNE
 NORTH VIC 3977**

 4  2  2

Sold Price ^{RS} **\$780,000** Sold Date **30-Jun-23**

Distance **1.34km**



**26 LANDINI CIRCUIT
 CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price ^{RS} **\$751,000**^{UN} Sold Date **20-Jul-23**

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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