

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

8 WILLS 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2023

to

29 Feb 2024

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 THOMPSONS ROAD CRANBOURNE NORTH VIC 3977	\$700,000	14-Mar-24
9 BALLANEE GROVE CRANBOURNE NORTH VIC 3977	\$670,000	05-Mar-24
27 KELLETT STREET CRANBOURNE NORTH VIC 3977	\$655,000	04-Oct-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: 21 March 2024



**9 THOMPSONS ROAD
CRANBOURNE NORTH VIC 3977**

 4  1  2

Sold Price ^{RS} **\$700,000** Sold Date **14-Mar-24**

Distance **0.92km**

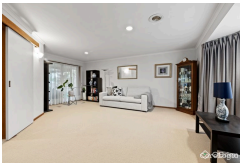


**9 BALLANEE GROVE
CRANBOURNE NORTH VIC 3977**

 3  2  2

Sold Price ^{RS} **\$670,000** Sold Date **05-Mar-24**

Distance **1.5km**



**27 KELLETT STREET
CRANBOURNE NORTH VIC 3977**

 3  2  2

Sold Price **\$655,000** Sold Date **04-Oct-23**

Distance **0.88km**

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

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