

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

9 AXEL WALK 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

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

3 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$450,000	04-Feb-24
1 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$515,000	16-Sep-23
11 CASSIUS CIRCUIT CRANBOURNE NORTH VIC 3977	\$505,000	02-Nov-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: 12 March 2024



**3 ZETA CIRCUIT CRANBOURNE
NORTH VIC 3977**

 2  2  1

Sold Price

^{RS}

\$450,000

Sold Date **04-Feb-24**

Distance **0.55km**



**1 ZETA CIRCUIT CRANBOURNE
NORTH VIC 3977**

 3  2  1

Sold Price

\$515,000

Sold Date **16-Sep-23**

Distance **0.55km**



**11 CASSIUS CIRCUIT CRANBOURNE
NORTH VIC 3977**

 3  2  1

Sold Price

\$505,000

Sold Date **02-Nov-23**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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