# 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 BALOOK COURT CRANBOURNE NORTH VIC 3977

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$780,000	&	\$850,000			
<b>Median sale price</b> (*Delete house or unit as applicable)								
Median Price	\$722,000	Property type	House	Suburb	Cranbourne North			

28 Feb 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2024

**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.

to

Address of comparable property	Price	Date of sale
37 HORSFIELD STREET CRANBOURNE NORTH VIC 3977	\$785,000	13-Nov-24
18 WAVERLEY PARK DRIVE CRANBOURNE NORTH VIC 3977	\$840,000	26-Dec-24
7 OGLE WAY CRANBOURNE NORTH VIC 3977	\$822,000	28-Oct-24

#### 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: 24 March 2025



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Verserchart Scivilizes	37 HORSFIELD STREET CRANBOURNE NORTH VIC 3977 ☐ 4	Sold Price	\$785,000	Sold Date Distance	13-Nov-24 0.35km
CoreLegas	18 WAVERLEY PARK DRIVE CRANBOURNE NORTH VIC 3977 ☐ 4 ⓑ 2 ♀ 2	Sold Price	\$840,000	Sold Date Distance	26-Dec-24 0.14km
	7 OGLE WAY CRANBOURNE	Sold Price	\$822,000	Sold Date	28-Oct-24



 7 OGLE WAY CRANBOURNE NORTH VIC 3977		Sold Pric	Sold Price <b>\$822,000</b>		28-Oct-24	
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RS = Recent sale UN = Undisclosed Sale

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