

## 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

94 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2022

to

31 Oct 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

4 BERRIMA COURT CRANBOURNE NORTH VIC 3977	\$850,000	02-Nov-23
50 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977	\$850,000	11-Sep-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: 30 November 2023



**4 BERRIMA COURT CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date **02-Nov-23**

Distance **0.5km**



**50 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

**\$850,000**

Sold Date **11-Sep-23**

Distance **0.61km**

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

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