

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

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|------------------------------------|
| Lot 2 Oxley Court Cranbourne North |
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

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Median sale price

Median price

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|-----------|
| \$650,000 |
|-----------|

Property type

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|-------|
| House |
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Suburb

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|---------|
| Officer |
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Period - From

| |
|----------|
| March 23 |
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to

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|--------|
| Feb 22 |
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Source

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| Realestate.com.au |
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------|-----------|--------------|
| 39 Ryder Street Cranbourne | \$415,000 | 12/9/23 |
| Lot 1119 Mcgavin Way | \$445,000 | 12/08/23 |
| 7 Conductor Way Clyde North | \$352,000 | 19/12/23 |

This Statement of Information was prepared on:

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| 03/03/2024 |
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