

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

47 Rossiter Retreat 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2019

to

31 Dec 2019

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

10 Lucinda Lane Cranbourne North VIC 3977	\$700,000	16-Oct-19
16 Lucinda Lane Cranbourne North VIC 3977	\$720,000	21-Aug-19
12 Sebago Terrace Cranbourne North VIC 3977	\$730,000	04-Sep-19

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 January 2020

**10 Lucinda Lane Cranbourne North
VIC 3977**

4 2 2

Sold Price

\$700,000

Sold Date

16-Oct-19

Distance

0.18km**16 Lucinda Lane Cranbourne North
VIC 3977**

4 2 2

Sold Price

\$720,000

Sold Date

21-Aug-19

Distance

0.22km**12 Sebago Terrace Cranbourne
North VIC 3977**

4 2 2

Sold Price

\$730,000

Sold Date

04-Sep-19

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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