

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

13 James Cook Drive Cranbourne, 3977

Indicative selling price

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

Range between \$480,000.00 & \$528,000.00

Median sale price

Median price \$483,750.00 Property Type HOUSE Suburb CRANBOURNE

Period - From 15-Feb-2019 to 14-Aug-2019 Source Price Finder

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
1	12 MAYUNE CRT, CRANBOURNE, VIC 3977	\$485,000.00	08-Jun-2019
2	5 SHARPE ST, CRANBOURNE, VIC 3977	\$508,000.00	26-Jul-2019
3	9 MULLIN CRT, CRANBOURNE, VIC 3977	\$492,500.00	23-Feb-2019

This statement of information was prepared on 15-May-2020 at 4:04:34 PM EST