

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

24 CASSIUS CIRCUIT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Land

Suburb

Cranbourne North

Period-from

01 Jun 2021

to

31 May 2022

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

31 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$492,500	20-Oct-21
2 CASSIUS CIRCUIT CRANBOURNE NORTH VIC 3977	\$470,000	30-Oct-21
17 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$505,000	17-Jan-22

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: 18 March 2022



31 ZETA CIRCUIT CRANBOURNE
NORTH VIC 3977

Sold Price

\$492,500 Sold Date 20-Oct-21

 3  2  2

Distance -



2 CASSIUS CIRCUIT CRANBOURNE
NORTH VIC 3977

Sold Price

\$470,000 Sold Date 30-Oct-21

 3  2  1

Distance -



17 ZETA CIRCUIT CRANBOURNE
NORTH VIC 3977

Sold Price

\$505,000 Sold Date 17-Jan-22

 3  2  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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