

## 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

16 CANDYTUFT CLOSE 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2022

to

28 Feb 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

3 CANDYTUFT CLOSE CRANBOURNE NORTH VIC 3977	\$585,000	09-Oct-22
40 HOYSTED AVENUE CRANBOURNE NORTH VIC 3977	\$630,000	12-Oct-22
101 COURTENAY AVENUE CRANBOURNE NORTH VIC 3977	\$627,500	09-Nov-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: 08 March 2023

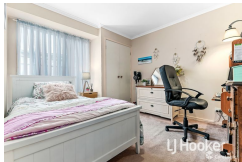


**3 CANDYTUFT CLOSE  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price **\$585,000** Sold Date **09-Oct-22**

Distance **0.06km**



**40 HOYSTED AVENUE  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price **\$630,000** Sold Date **12-Oct-22**

Distance **0.29km**



**101 COURTENAY AVENUE  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price **\$627,500** Sold Date **09-Nov-22**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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