

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

2 Haven Court Cranbourne 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

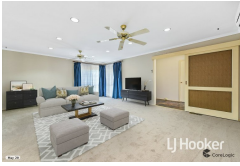
Date of sale

6 Glenbourne Road Cranbourne VIC 3977	\$533,000	19-Jun-20
3 Glenwood Court Cranbourne VIC 3977	\$520,000	06-Apr-20
5 Circle Drive North Cranbourne VIC 3977	\$600,000	08-May-20

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: 19 October 2020



6 Glenbourne Road Cranbourne VIC 3977 Sold Price

\$533,000 Sold Date **19-Jun-20**

 4  2  2

Distance **0.33km**



3 Glenwood Court Cranbourne VIC 3977 Sold Price

\$520,000 Sold Date **06-Apr-20**

 3  1  2

Distance **0.37km**

Private inspection policy.
To ensure the health and well-being of the community, please join us in practising the following safety measures. Thank you for your co-operation and understanding.

-  **1 person per group**
-  **No shouting**
Please do not shout/scream during the inspection.
-  **Social distancing**
Please wear a mask and avoid all close contact.

Please do not enter the open house.
1. Do not touch any surfaces or fixtures.
2. Do not enter the open house if you are not wearing a mask or if you have been in contact with someone who has been diagnosed with COVID-19 in the last 14 days.
3. Do not enter the open house if you have been in contact with someone who has been diagnosed with COVID-19 in the last 14 days.
4. Do not enter the open house if you have been in contact with someone who has been diagnosed with COVID-19 in the last 14 days.

5 Circle Drive North Cranbourne VIC 3977 Sold Price

Sold Price

\$600,000 Sold Date **08-May-20**

 2  1  -

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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