

## 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

21 Faringdon Crescent 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

\$770,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 May 2020

to

30 Apr 2021

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

4 Faringdon Crescent Cranbourne North VIC 3977	\$810,000	30-Apr-21
9 Fieldstone Crescent Cranbourne North VIC 3977	\$810,000	08-Jan-21
14 Penelope Close Cranbourne North VIC 3977	\$802,250	29-Apr-21

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: 24 May 2021



**4 Faringdon Crescent Cranbourne  
North VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date

**30-Apr-21**

Distance

**0.12km**



**9 Fieldstone Crescent Cranbourne  
North VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date

**08-Jan-21**

Distance

**0.18km**



**14 Penelope Close Cranbourne  
North VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$802,250**

Sold Date

**29-Apr-21**

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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