

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 RADOVIC COURT 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

8 EYRE COURT CRANBOURNE NORTH VIC 3977

\$671,000

20-Aug-25

14 TERRENCE DRIVE CRANBOURNE NORTH VIC 3977

\$812,000

09-Jul-25

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.

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**8 EYRE COURT CRANBOURNE
NORTH VIC 3977**

3 1 2

Sold Price

^{RS} **\$671,000** Sold Date **20-Aug-25**

Distance **1.27km**



**14 TERRENCE DRIVE
CRANBOURNE NORTH VIC 3977**

4 2 4

Sold Price

\$812,000 Sold Date **09-Jul-25**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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