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<br>Including suburb and postcode | 13 ROSSITER RETREAT 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 | $999,000 | & | $1,020,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $776,500 | Property type | House | Suburb | Cranbourne North |
| Period-from | 01 Aug 2025 | to | 31 Jul 2026 | 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 |
|---|---|---|
| 17 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977 | $990,000 | 10-May-26 |
| 6 ASCENT DRIVE CRANBOURNE NORTH VIC 3977 | $1,010,000 | 31-Mar-26 |
| 32 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977 | $1,040,000 | 26-Feb-26 |

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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**17 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977**

5 4 2

Sold Price **$990,000** Sold Date **10-May-26**

Distance **0.39km**




**6 ASCENT DRIVE CRANBOURNE NORTH VIC 3977**

5 2 2

Sold Price **$1,010,000** Sold Date **31-Mar-26**

Distance **2.52km**



**32 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977**

5 2 2

Sold Price **$1,040,000** Sold Date **26-Feb-26**

Distance **0.44km**

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

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