

# 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 138 Endeavour Drive, 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)

Price Range

\$569,000

&

\$619,000

### Median sale price

Median price

\$705,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/04/2023

to

31/03/2024

Source

PropTrack

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 5 FORSYTH COURT, CRANBOURNE NORTH VIC 3977    | \$555,000 | 08/01/2024   |
| 17 DENHAM CRESCENT, CRANBOURNE NORTH VIC 3977 | \$612,000 | 27/02/2024   |
| 9 ROSE LANE, CRANBOURNE VIC 3977              | \$575,500 | 08/03/2024   |

This Statement of Information was prepared on: 19/04/2024