

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

3/9 CHERRYPLUM 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Jun 2024

to

31 May 2025

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

2/7-9 ELIZABETH STREET CRANBOURNE NORTH VIC 3977

\$489,950

04-Jan-25

101A ENDEAVOUR DRIVE CRANBOURNE NORTH VIC 3977

\$512,500

05-Jan-25

7/16-18 PHELAN DRIVE CRANBOURNE NORTH VIC 3977

\$500,000

24-Mar-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.~~

This Statement of Information was prepared on: 30 June 2025

Robert Catenacci

P 0423691903

M 0423691903

E robert.catenacci@obrienrealestate.com.au



**2/7-9 ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

 2  1  1

Sold Price **\$489,950** Sold Date **04-Jan-25**

Distance **0.47km**



**101A ENDEAVOUR DRIVE
CRANBOURNE NORTH VIC 3977**

 2  1  1

Sold Price **\$512,500** Sold Date **05-Jan-25**

Distance **1.35km**



**7/16-18 PHELAN DRIVE
CRANBOURNE NORTH VIC 3977**

 2  1  1

Sold Price **\$500,000** Sold Date **24-Mar-25**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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