

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Shanahans Drive 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

*House

X

*Unit

Suburb

Cranbourne North

Period-from

01 Nov 2017

to

31 Oct 2018

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 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

27 Kindred Avenue Cranbourne North VIC 3977	\$650,000	26-Jul-18
20 Destiny Drive Cranbourne North VIC 3977	\$664,900	04-Sep-18
19 Epsom Lane Cranbourne North VIC 3977	\$659,900	14-Sep-18

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 six months.~~

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27 Kindred Avenue Cranbourne North VIC 3977

Sold Price

\$650,000

Sold Date

26-Jul-18

4 2 2

Distance

0.59km



20 Destiny Drive Cranbourne North VIC 3977

Sold Price

\$664,900

Sold Date

04-Sep-18

4 2 2

Distance

1.38km



19 Epsom Lane Cranbourne North VIC 3977

Sold Price

\$659,900

Sold Date

14-Sep-18

4 2 2

Distance

1.47km

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