

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

28 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,450

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2022

to

28 Feb 2023

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

212 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977	\$675,000	05-Dec-22
214 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977	\$695,000	24-Feb-23
4 FEATHERTOP COURT CRANBOURNE NORTH VIC 3977	\$695,000	30-Nov-22

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: 27 March 2023



212 Alisma Blvd Cranbourne North

212 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$675,000** Sold Date **05-Dec-22**

Distance **0.28km**



214 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price ^{RS} **\$695,000** Sold Date **24-Feb-23**

Distance **0.29km**



4 FEATHERTOP COURT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$695,000** Sold Date **30-Nov-22**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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