

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

56 McEwan Drive Cranbourne East 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,500

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2020

to

30 Apr 2021

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

22 Macpherson Circuit Cranbourne East VIC 3977	\$621,500	16-Feb-21
7 Tawleed Grove Clyde North VIC 3978	\$600,000	19-Mar-21
4 Canyon Avenue Clyde VIC 3978	\$595,500	09-Feb-21

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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22 Macpherson Circuit Cranbourne East VIC 3977

3 2 2

Sold Price

\$621,500

Sold Date

16-Feb-21

Distance

0.26km



7 Tawleed Grove Clyde North VIC 3978

3 2 2

Sold Price

\$600,000

Sold Date

19-Mar-21

Distance

1.72km



4 Canyon Avenue Clyde VIC 3978

3 2 2

Sold Price

\$595,500

Sold Date

09-Feb-21

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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