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

262 Alisma Boulevard 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	\$880,000	&	\$950,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$639,500	Prop	erty type	House		Suburb	Cranbourne North	
Period-from	01 Feb 2021	to	31 Jan 2	2022	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		
19 Nelse Street Cranbourne North VIC 3977	\$1,092,000	29-Aug-21		
32 Tulliallan Boulevard Cranbourne North VIC 3977	\$1,080,000	25-Oct-21		
29 Rossiter Retreat Cranbourne North VIC 3977	\$900,000	19-Sep-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.

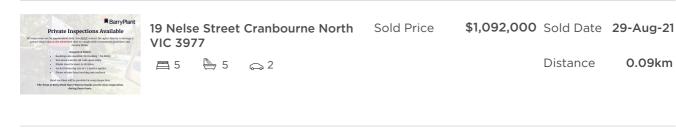
This Statement of Information was prepared on: 01 February 2022



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32 Tulliallan Boulevard Cranbourne North VIC 3977	Sold Price	^{RS} \$1,080,000 Sold Dat	te 25-Oct-21
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-	29 Rossiter Retreat Cranbourne North VIC 3977			Sold Price \$900,000 Sold Date			19-Sep-21
	酉 4					Distance	0.2km

RS = Recent sale UN = Undisclosed Sale

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