

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 4 McEwan Drive, Cranbourne East, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$680,000

&

\$730,000

Median sale price

Median price

\$615,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/09/2020

to

31/08/2021

Source

Corelogic

Comparable property sales

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 |
|---|-----------|--------------|
| 22 BEAGLE STREET, CRANBOURNE EAST VIC 3977 | \$710,000 | 16/07/2021 |
| 10 CEDARBANK COURT, CRANBOURNE EAST VIC 3977 | \$726,000 | 12/08/2021 |
| 93 FIORELLI BOULEVARD, CRANBOURNE EAST VIC 3977 | \$690,000 | 29/06/2021 |

This Statement of Information was prepared on: 27/09/2021