

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 ALAMANDA WAY 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

\$635,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2021

to

30 Sep 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

5 ROWEN COURT CRANBOURNE NORTH VIC 3977	\$642,500	19-Aug-22
137 ROSEBANK DRIVE CRANBOURNE NORTH VIC 3977	\$670,000	04-Oct-22
16 SNOWDONIA ROAD CRANBOURNE NORTH VIC 3977	\$692,000	16-Aug-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: 08 October 2022



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5 ROWEN COURT CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price

^{RS}

\$642,500

Sold Date

19-Aug-22

Distance

0.52km



137 ROSEBANK DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

^{RS}

\$670,000

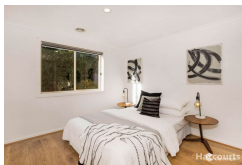
^{UN}

Sold Date

04-Oct-22

Distance

0.8km



16 SNOWDONIA ROAD CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

^{RS}

\$692,000

Sold Date

16-Aug-22

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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