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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

16 Shanahans Drive, Cranbourne North
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000
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 & 

\$550,000
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### Median sale price

Median price

\$537,794
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 House 

x
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 Suburb 

Cranbourne North
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Period - From

July 2017
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 to 

October 2017
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 Source 

pricefinder.com.au
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### 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
1. 59 Burford Way, Cranbourne North	\$540,000	05/09/2017
2. 8 Agathis Ally, Cranbourne North	\$520,000	25/08/2017
3. 8 Guilfoylia Drive, Cranbourne North	\$495,000	16/08/2017

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **30 October 2017**.