

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

35 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

\$675,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,250

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2024

to

30 Apr 2025

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

9 SWEEP STREET CRANBOURNE EAST VIC 3977	\$692,000	02-Jan-25
13 RANFURLIE BOULEVARD CRANBOURNE WEST VIC 3977	\$695,000	28-Apr-25
26 OMEARA CRESCENT CRANBOURNE EAST VIC 3977	\$715,000	14-Oct-24

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 May 2025



9 SWEEP STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

RS

\$692,000

Sold Date

02-Jan-25

Distance

0.99km



13 RANFURLIE BOULEVARD CRANBOURNE WEST VIC 3977

4 2 2

Sold Price

RS

\$695,000

Sold Date

28-Apr-25

Distance

4.95km



26 OMEARA CRESCENT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

\$715,000

Sold Date

14-Oct-24

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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