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	32 SHANAHANS DRIVE 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	$670,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Jul 2023	to	30 Jun 2024	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
6 SUTTON RISE CRANBOURNE NORTH VIC 3977	$711,000	12-Feb-24
64 NOORAT PLACE CRANBOURNE NORTH VIC 3977	$665,000	28-Mar-24
38 KARAWARRA CIRCUIT CRANBOURNE NORTH VIC 3977	$720,000	19-Mar-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.~~

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6 SUTTON RISE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **$711,000** Sold Date **12-Feb-24**

Distance **0.19km**



64 NOORAT PLACE CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **$665,000** Sold Date **28-Mar-24**

Distance **0.23km**



38 KARAWARRA CIRCUIT CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **$720,000** Sold Date **19-Mar-24**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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