# 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

214 ALISMA BOULEVARD 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		\$670,000	&	\$695,000	
Median sale price (*Delete house or unit as app	plicable)							
Median Price	\$705,000	Prop	erty type	House		Suburb	Cranbourne North	
Period-from	01 Jan 2022	to	31 Dec 20	22	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	
4 FEATHERTOP COURT CRANBOURNE NORTH VIC 3977	\$695,000	30-Nov-22	
3 FEATHERTOP COURT CRANBOURNE NORTH VIC 3977	\$690,000	03-Oct-22	
15 HARTLAND DRIVE CRANBOURNE NORTH VIC 3977	\$700,000	17-Nov-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 January 2023

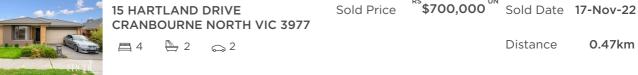


consumer.vic.gov.au



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- E sales@westonrealestate.melbourne

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	3 FEATHERTOP COURT CRANBOURNE NORTH VIC 3977 $\square 4 \square 2 \bigcirc 2$	Sold Price	\$690,000	Sold Date Distance	03-Oct-22 0.17km
		RS	UN		



RS = Recent sale UN = Undisclosed Sale

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