

## 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

152 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$706,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Apr 2023

to

31 Mar 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

197 MOUNTAINVIEW BOULEVARD CRANBOURNE NORTH VIC 3977	\$1,285,000	05-Feb-24
46 TULLIALLAN BOULEVARD CRANBOURNE NORTH VIC 3977	\$1,370,000	11-Dec-23

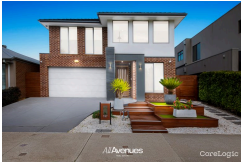
OR

**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: 09 April 2024



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**197 MOUNTAINVIEW BOULEVARD  
CRANBOURNE NORTH VIC 3977**

5 3 2

Sold Price <sup>RS</sup> **\$1,285,000** Sold Date **05-Feb-24**

Distance **0.46km**



**46 TULLIALLAN BOULEVARD  
CRANBOURNE NORTH VIC 3977**

4 3 2

Sold Price **\$1,370,000** Sold Date **11-Dec-23**

Distance **1.03km**

RS = Recent sale      UN = Undisclosed Sale

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