

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

58 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2023

to

31 Jan 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

7 CORTULA ROAD CRANBOURNE EAST VIC 3977	\$715,000	30-Oct-23
7 SPENCER CIRCUIT CRANBOURNE EAST VIC 3977	\$822,000	16-Sep-23
14 MACPHERSON CIRCUIT CRANBOURNE EAST VIC 3977	\$790,000	02-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.~~

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**7 CORTULA ROAD CRANBOURNE
 EAST VIC 3977**

 4  2  2

Sold Price

\$715,000

Sold Date

30-Oct-23

Distance

0.1km



**7 SPENCER CIRCUIT CRANBOURNE
 EAST VIC 3977**

 4  2  2

Sold Price

\$822,000

Sold Date

16-Sep-23

Distance

1.56km



**14 MACPHERSON CIRCUIT
 CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price

\$790,000

Sold Date

02-Dec-23

Distance

0.3km

RS = Recent sale UN = Undisclosed Sale

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