

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

2 ALAMANDA WAY 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 CRAIGTON COURT CRANBOURNE NORTH VIC 3977	\$710,000	06-Mar-25
15 FILOMENA COURT CRANBOURNE NORTH VIC 3977	\$718,000	28-Apr-25
2 DIANNE COURT CRANBOURNE NORTH VIC 3977	\$735,252	29-May-25

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: 29 July 2025


**6 CRAIGTON COURT
CRANBOURNE NORTH VIC 3977**
 3  2  2

Sold Price

\$710,000

Sold Date

06-Mar-25

Distance

1.12km

**15 FILOMENA COURT
CRANBOURNE NORTH VIC 3977**
 3  2  2

Sold Price

\$718,000

Sold Date

28-Apr-25

Distance

0.86km

**2 DIANNE COURT CRANBOURNE
NORTH VIC 3977**
 3  2  2

Sold Price

\$735,252

Sold Date

29-May-25

Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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