



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**30 Shanahans Drive,  
CRANBOURNE NORTH 3977**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$630,000 - \$660,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Oct 2018 - Sep 2019**  
Sourced from **RP DATA**.

**\$570,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**10 Landini Circuit,**  
Cranbourne North 3977

Price **\$630,000** Sold 04 July  
2019

**4 Katahdin Terrace,**  
Cranbourne North 3977

Price **\$634,100** Sold 18 June  
2019

**8 Datura Avenue,**  
Cranbourne North 3977

Price **\$655,000** Sold 29  
August 2019

This Statement of Information was prepared on 1st Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP DATA.

House



4 beds



2 baths



2 parking

CASEY CENTRAL

### Casey Central Real Estate

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### Contact agents



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**CC** CASEY CENTRAL  
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