

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

8 Andre Court Cranbourne West 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2019

to

30 Apr 2020

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

3 Maculata Drive Cranbourne West VIC 3977	\$440,000	08-Jan-20
4 Marnie Drive Cranbourne West VIC 3977	\$460,000	04-May-20
4 Elandra Way Cranbourne West VIC 3977	\$440,000	01-Feb-20

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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**3 Maculata Drive Cranbourne West
VIC 3977**

3 1 2

Sold Price **\$440,000** Sold Date **08-Jan-20**

Distance **0.41km**



**4 Marnie Drive Cranbourne West
VIC 3977**

3 1 2

Sold Price ^{RS} **\$460,000** Sold Date **04-May-20**

Distance **0.49km**



**4 Elandra Way Cranbourne West
VIC 3977**

3 1 2

Sold Price **\$440,000** Sold Date **01-Feb-20**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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