

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

5 Miralie Way 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2018

to

30 Sep 2019

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 Baltic Way Cranbourne West VIC 3977	\$525,000	21-Aug-19
4 Karwarren Way Cranbourne West VIC 3977	\$571,000	02-Apr-19
42 Banyalla Drive Cranbourne West VIC 3977	\$570,000	22-Jul-19

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: 15 October 2019



3 Baltic Way Cranbourne West VIC 3977

Sold Price

\$525,000

Sold Date

21-Aug-19

 4  2  2

Distance

0.49km



4 Karwarren Way Cranbourne West VIC 3977

Sold Price

\$571,000

Sold Date

02-Apr-19

 4  2  2

Distance

0.59km



42 Banyalla Drive Cranbourne West VIC 3977

Sold Price

\$570,000

Sold Date

22-Jul-19

 4  2  2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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