

# 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 Aquatic Drive, Cranbourne West, VIC 3977

### Indicative selling price

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

Price Range

\$480,000

&

\$520,000

### Median sale price

Median price

\$490,500

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

28/04/2020

to

26/05/2020

Source

REALESTATE.COM.AU

### Comparable property sales

**A** 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 LINDWALL DRIVE, CRANBOURNE WEST VIC 3977	\$525,000	09/02/2020
10 SHOREY PLACE, CRANBOURNE WEST VIC 3977	\$500,000	01/05/2020
6 HAMMOND ROAD, CRANBOURNE WEST VIC 3977	\$510,000	10/06/2020

This Statement of Information was prepared on: 26/05/2020