

## 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

24 MCGUIGAN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2022

to

31 Mar 2023

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

7 SCARBOROUGH AVENUE CRANBOURNE WEST VIC 3977	\$605,000	21-Feb-23
17 CHARLOTTE PLACE CRANBOURNE WEST VIC 3977	\$620,000	04-Mar-23
45 RAISELL ROAD CRANBOURNE WEST VIC 3977	\$620,000	03-Mar-23

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: 21 April 2023



## 7 SCARBOROUGH AVENUE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price **\$605,000** Sold Date **21-Feb-23**

Distance **0.27km**



## 17 CHARLOTTE PLACE CRANBOURNE WEST VIC 3977

3 2 1

Sold Price <sup>RS</sup> **\$620,000** Sold Date **04-Mar-23**

Distance **0.13km**



## 45 RAISELL ROAD CRANBOURNE WEST VIC 3977

3 2 2

Sold Price Sold Date **03-Mar-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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