

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

11 Queenie 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,000

Property type

Unit

Suburb

Cranbourne West

Period-from

01 Nov 2020

to

31 Oct 2021

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

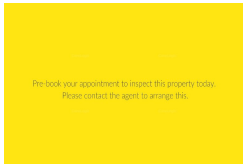







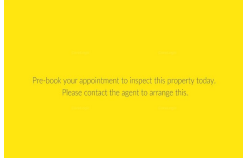



Date of sale

19 Queenie Way Cranbourne West VIC 3977	\$495,000	07-Oct-21
22 Queenie Way Cranbourne West VIC 3977	\$513,000	21-Oct-21
7 Queenie Way Cranbourne West VIC 3977	\$495,000	25-Jun-21

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 November 2021

 <p>Pre-book your appointment to inspect this property today. Please contact the agent to arrange this.</p>	19 Queenie Way Cranbourne West VIC 3977		Sold Price	\$495,000	Sold Date	07-Oct-21
	 3	 2	 1		Distance	0.02km
 <p>GR8 EST8</p>	22 Queenie Way Cranbourne West VIC 3977		Sold Price	^{RS} \$513,000	Sold Date	21-Oct-21
	 3	 2	 1		Distance	0.03km
 <p>Pre-book your appointment to inspect this property today. Please contact the agent to arrange this.</p>	7 Queenie Way Cranbourne West VIC 3977		Sold Price	\$495,000	Sold Date	25-Jun-21
	 3	 2	 1		Distance	0.03km

RS = Recent sale

UN = Undisclosed Sale

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