

## 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 Watford Avenue 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Cranbourne West

Period-from

01 Dec 2018

to

30 Nov 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 8 Ercildoune Court Cranbourne West VIC 3977 | \$640,000 | 29-Nov-19 |
| 1 Tallon Way Cranbourne West VIC 3977       | \$663,000 | 19-Oct-19 |
| 9 Statham View Cranbourne West VIC 3977     | \$675,000 | 29-Oct-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: 12 December 2019



### 8 Ercildoune Court Cranbourne West VIC 3977

 4
  2
  2

Sold Price

<sup>RS</sup> **\$640,000** Sold Date **29-Nov-19**

Distance **1.23km**


### 1 Tallon Way Cranbourne West VIC 3977

 4
  2
  2

Sold Price

<sup>RS</sup> **\$663,000** Sold Date **19-Oct-19**

Distance **1.48km**


### 9 Statham View Cranbourne West VIC 3977

 4
  2
  2

Sold Price

<sup>RS</sup> **\$675,000** Sold Date **29-Oct-19**

Distance **1.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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