

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Stephellen 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

\$400,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

*House

X

*Unit

Suburb

Cranbourne West

Period-from

01 Feb 2018

to

31 Jan 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 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

| | | |
|--|-----------|-----------|
| 21 Jasa Crescent Cranbourne West VIC 3977 | \$480,000 | 14-Aug-18 |
| 8 Parkside Mews Cranbourne West VIC 3977 | \$435,000 | 06-Aug-18 |
| 175 Monahans Road Cranbourne West VIC 3977 | \$430,000 | 04-Sep-18 |

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 six months.~~

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**21 Jasa Crescent Cranbourne West
VIC 3977**

3 1 1

Sold Price

\$480,000

Sold Date **14-Aug-18**

Distance **0.24km**



**8 Parkside Mews Cranbourne West
VIC 3977**

3 1 1

Sold Price

\$435,000

Sold Date **06-Aug-18**

Distance **0.54km**



**175 Monahans Road Cranbourne
West VIC 3977**

3 1 1

Sold Price

\$430,000

Sold Date **04-Sep-18**

Distance **0.59km**

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