

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

15 PROVIDENCE DRIVE 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2022

to

28 Feb 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

45 RAISELL ROAD CRANBOURNE WEST VIC 3977	\$620,000	03-Mar-23
14 MIDDLEHAM CLOSE CRANBOURNE WEST VIC 3977	\$627,000	25-Jan-23
77 RAISELL ROAD CRANBOURNE WEST VIC 3977	\$635,000	18-Jan-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.~~

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45 RAISELL ROAD CRANBOURNE WEST VIC 3977

3 2 2

Sold Price

RS

\$620,000

Sold Date

03-Mar-23

Distance

1.16km



14 MIDDLEHAM CLOSE CRANBOURNE WEST VIC 3977

3 2 1

Sold Price

RS

\$627,000

Sold Date

25-Jan-23

Distance

0.45km



77 RAISELL ROAD CRANBOURNE WEST VIC 3977

3 2 2

Sold Price

\$635,000

Sold Date

18-Jan-23

Distance

1.2km



57 BERNBOROUGH AVENUE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price

RS

\$605,000

Sold Date

20-Jan-23

Distance

1.28km



10 GENOA WAY CRANBOURNE WEST VIC 3977

3 2 2

Sold Price

\$620,000

Sold Date

09-Dec-22

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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