

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

7 Stanford Street 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2020

to

30 Jun 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

| | | |
|---|-----------|-----------|
| 64 Crepe Avenue Cranbourne West VIC 3977 | \$530,000 | 16-Jan-21 |
| 2A Mayflower Drive Cranbourne West VIC 3977 | \$556,000 | 10-Mar-21 |
| 47 Goodenia Loop Cranbourne West VIC 3977 | \$570,000 | 28-May-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: 14 July 2021



64 Crepe Avenue Cranbourne West VIC 3977

Sold Price

\$530,000

Sold Date

16-Jan-21

3 2 1

Distance

1.83km



2A Mayflower Drive Cranbourne West VIC 3977

Sold Price

\$556,000

Sold Date

10-Mar-21

3 2 1

Distance

1.84km



47 Goodenia Loop Cranbourne West VIC 3977

Sold Price

^{RS} **\$570,000**

Sold Date

28-May-21

3 2 1

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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