

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

58 SCARBOROUGH AVENUE, CRANBOURNE WEST, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$620,000 to \$680,000

Median sale price

Median price

\$660,000

Property type

House

Suburb

CRANBOURNE
WEST

Period

01 April 2023 to 31 March 2024

Source


pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

22 STRAFFORD AVE, CRANBOURNE, VIC 3977	\$640,000	23/08/2023
10 JAMELA CRT, CRANBOURNE, VIC 3977	\$655,000	06/05/2023

This Statement of Information was prepared on:

14/04/2024