

## 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

2 CHAUCER COURT 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

\$869,000

&

\$929,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2022

to

31 Jan 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 4 HARPER CRESCENT CRANBOURNE WEST VIC 3977  | \$915,000 | 11-Oct-22 |
| 15 RED MAPLE DRIVE CRANBOURNE WEST VIC 3977 | \$930,000 | 29-Sep-22 |
| 26 SPEARWOOD RISE CRANBOURNE WEST VIC 3977  | \$905,000 | 25-Jul-22 |

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: 17 February 2023

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## 4 HARPER CRESCENT CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **\$915,000** Sold Date **11-Oct-22**

Distance **0.69km**

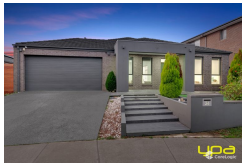


## 15 RED MAPLE DRIVE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **\$930,000** Sold Date **29-Sep-22**

Distance **1.79km**



## 26 SPEARWOOD RISE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **\$905,000** Sold Date **25-Jul-22**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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