

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb and postcode 13 Scarlet Ash Drive, 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)

Price Range

\$629,000

&

\$649,000

### Median sale price

Median price

\$525,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/07/2019

to

02/07/2020

Source

Pricefinder

### Comparable property sales

**A**

These are the three properties sold within five kilometres of the property for sale in the last 18 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
69 EVERLASTING BOULEVARD, CRANBOURNE WEST VIC 3977	\$640,000	23/06/2020
22 HERMES AVENUE, CRANBOURNE WEST VIC 3977	\$640,900	16/04/2020
20 RANFURLIE BOULEVARD, CRANBOURNE WEST VIC 3977	\$630,000	18/03/2020

This Statement of Information was prepared on: 29/07/2020