

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Alice Mary Road 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

*House

X

*Unit

Suburb

Cranbourne West

Period-from

01 Apr 2018

to

31 Mar 2019

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 six 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

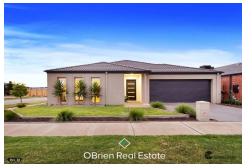
24 Alice Mary Road Cranbourne West VIC 3977	\$587,500	05-Jan-19
6 Aphrodite Way Cranbourne West VIC 3977	\$585,000	24-Sep-18
4 Minerva Avenue Cranbourne West VIC 3977	\$590,000	17-Nov-18

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 six months.~~

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24 Alice Mary Road Cranbourne West VIC 3977

Sold Price

\$587,500

Sold Date

05-Jan-19
 4
 2
 2

Distance

0.13km

6 Aphrodite Way Cranbourne West VIC 3977

Sold Price

\$585,000

Sold Date

24-Sep-18
 4
 2
 2

Distance

0.59km

4 Minerva Avenue Cranbourne West VIC 3977

Sold Price

\$590,000

Sold Date

17-Nov-18
 4
 2
 2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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