

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

24 Elcan Avenue 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2019

to

31 Aug 2020

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

26 Chomley Street Cranbourne VIC 3977	\$450,000	01-May-20
138 Monahans Road Cranbourne VIC 3977	\$470,000	22-Jun-20
59 Camms Road Cranbourne VIC 3977	\$460,000	10-Jun-20

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: 28 September 2020



26 Chomley Street Cranbourne VIC 3977

Sold Price

\$450,000

Sold Date

01-May-20

3

2

-

Distance

0.67km

138 Monahans Road Cranbourne VIC 3977

Sold Price

\$470,000

Sold Date

22-Jun-20

3

2

2

Distance

0.85km

59 Camms Road Cranbourne VIC 3977

Sold Price

\$460,000

Sold Date

10-Jun-20

3

2

1

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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