

# 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 40 Kulkami Way, 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

\$599,900

&

\$659,000

### Median sale price

Median price

\$752,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/03/2022

to

28/02/2023

Source

Realestate

### Comparable property sales

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
31 MARYLYN PLACE, CRANBOURNE VIC 3977	\$650,000	14/02/2023
2 RUFFY DRIVE, CRANBOURNE VIC 3977	\$640,000	24/01/2023
1 ENDEAVOUR DRIVE, CRANBOURNE NORTH	\$645,000	27/01/2023

This Statement of Information was prepared on: 15/03/2023