

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

56 Aquatic Drive, Cranbourne West Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000 & \$499,000

Median sale price

Median price \$565,000 Property Type House Suburb Cranbourne West

Period - From 01/10/2019 to 31/12/2019 Source REIV

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.

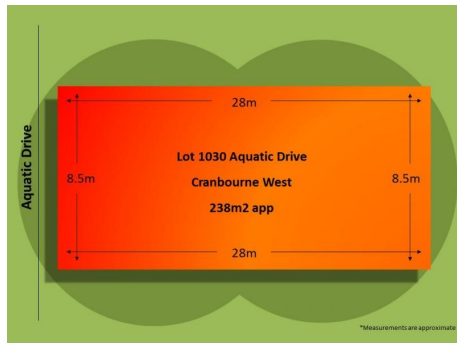
	Address of comparable property	Price	Date of sale
1	93 Willow Glen Blvd CRANBOURNE 3977	\$499,000	21/01/2020
2	7 Jockey La CRANBOURNE 3977	\$490,000	04/02/2020
3	10 Bessie Dr CRANBOURNE WEST 3977	\$475,000	21/11/2019

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.~~

This Statement of Information was prepared on:

20/04/2020 11:05



Property Type: Land

Land Size: 238 sqm approx

Agent Comments

Comparable Properties

93 Willow Glen Blvd CRANBOURNE 3977 (VG) Agent Comments



Price: \$499,000

Method: Sale

Date: 21/01/2020

Property Type: Flat/Unit/Apartment (Res)

7 Jockey La CRANBOURNE 3977 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 04/02/2020

Property Type: House (Res)

Land Size: 196 sqm approx

10 Bessie Dr CRANBOURNE WEST 3977 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 21/11/2019

Property Type: House

Land Size: 220 sqm approx