

## 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

13 OLYMPUS CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2021

to

30 Jun 2022

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

|  |           |           |
|--|-----------|-----------|
| 46 NAGLE CRESCENT CRANBOURNE WEST VIC 3977   | \$975,000 | 27-Jan-22 |
| 107 STRATHLEA DRIVE CRANBOURNE WEST VIC 3977 | \$987,000 | 22-May-22 |
|  |           |           |

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: 07 July 2022



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**46 NAGLE CRESCENT  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price **\$975,000** Sold Date **27-Jan-22**

Distance **0.71km**



**107 STRATHLEA DRIVE  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$987,000** Sold Date **22-May-22**

Distance **0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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