

## 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

63 SCARBOROUGH AVENUE 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

\$675,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2021

to

31 Mar 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

15 LAWSON CLOSE CRANBOURNE VIC 3977	\$680,000	13-Nov-21
10 FARRER CLOSE CRANBOURNE VIC 3977	\$690,000	08-Nov-21

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: 21 April 2022



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**15 LAWSON CLOSE CRANBOURNE  
VIC 3977**

Sold Price

**\$680,000**

Sold Date

**13-Nov-21**

3 2 2

Distance

**0.43km**



**10 FARRER CLOSE CRANBOURNE  
VIC 3977**

Sold Price

**\$690,000**

Sold Date

**08-Nov-21**

3 2 6

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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