

## 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

10 ZEUS 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

\$695,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,250

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2021

to

31 Oct 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

8 ZEUS AVENUE CRANBOURNE WEST VIC 3977	\$710,000	05-Jul-21
5 QUIST PARADE CRANBOURNE WEST VIC 3977	\$780,000	10-Nov-21
19 PEGASUS ROAD CRANBOURNE WEST VIC 3977	\$750,000	04-Sep-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: 02 November 2022


**8 ZEUS AVENUE CRANBOURNE  
WEST VIC 3977**
 4
  2
  2

Sold Price

**\$710,000**

Sold Date

**05-Jul-21**

Distance

**0.01km**

**5 QUIST PARADE CRANBOURNE  
WEST VIC 3977**
 4
  2
  2

Sold Price

**\$780,000**

Sold Date

**10-Nov-21**

Distance

**0.32km**

**19 PEGASUS ROAD CRANBOURNE  
WEST VIC 3977**
 4
  2
  2

Sold Price

**\$750,000**

Sold Date

**04-Sep-22**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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