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	37 MIDDLEHAM CLOSE CRANBOURNE WEST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$655,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Cranbourne West
Period-from	01 Apr 2024	to	31 Mar 2025	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
6 NARIEL PLACE CRANBOURNE WEST VIC 3977	$715,000	21-Mar-25
30 GENISTA ROAD CRANBOURNE WEST VIC 3977	$680,000	26-Jan-25
27 KULKAMI WAY CRANBOURNE WEST VIC 3977	$668,500	29-Oct-24

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.~~

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6 NARIEL PLACE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS $715,000 Sold Date 21-Mar-25

Distance 0.55km

30 GENISTA ROAD CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $680,000 Sold Date 26-Jan-25

Distance 0.58km

27 KULKAMI WAY CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $668,500 Sold Date 29-Oct-24

Distance 0.43km

RS = Recent sale **UN** = Undisclosed Sale

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