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

31 QUIST PARADE 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	ngle Price		or range between		\$750,000	&	\$825,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$685,000	Prop	operty type		House	Suburb	Cranbourne West				
Period-from	01 Jan 2024	to	31 Dec 2	024	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	
22 ZEUS AVENUE CRANBOURNE WEST VIC 3977	\$780,000	05-Mar-24	
28 CREPE AVENUE CRANBOURNE WEST VIC 3977	\$775,000	09-Oct-24	
20 HINNEBERG STREET CRANBOURNE VIC 3977	\$765,000	28-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.

This Statement of Information was prepared on: 28 January 2025



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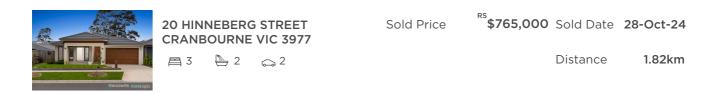


 22 ZEUS AVENUE CRANBOURNE
 Sold Price
 \$780,000
 Sold Date
 05-Mar-24

 WEST VIC 3977
 □
 2
 □
 2
 Distance
 0.24km



28 CREPE AVENUE CRANBOURNE WEST VIC 3977			Sold Price	\$775,000	Sold Date	09-Oct-24
昌 3	2	ç⇒ 2			Distance	1.23km



RS = Recent sale UN = Undisclosed Sale

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