

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

22 ASTERIA CRESCENT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,250

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2021

to

30 Sep 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

6 GLASSON WAY CRANBOURNE WEST VIC 3977	\$760,000	19-Sep-22
19 PEGASUS ROAD CRANBOURNE WEST VIC 3977	\$750,000	19-Sep-22
15 LINDWALL DRIVE CRANBOURNE WEST VIC 3977	\$751,700	08-Aug-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: 18 October 2022

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**6 GLASSON WAY CRANBOURNE
WEST VIC 3977**

4 2 2

Sold Price

^{RS} **\$760,000**

Sold Date

19-Sep-22

Distance

0.5km



**19 PEGASUS ROAD CRANBOURNE
WEST VIC 3977**

4 2 2

Sold Price

^{RS} **\$750,000**

Sold Date

19-Sep-22

Distance

0.81km



**15 LINDWALL DRIVE
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price

\$751,700

Sold Date

08-Aug-22

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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