

## 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

12 AQUATIC DRIVE 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

\$756,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2021

to

30 Apr 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

5 CERES WAY CRANBOURNE WEST VIC 3977	\$776,000	16-Nov-21
5 ERINDALE STREET CRANBOURNE WEST VIC 3977	\$885,000	15-Mar-22
33 MERRITT AVENUE CRANBOURNE WEST VIC 3977	\$892,000	04-Apr-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 May 2022

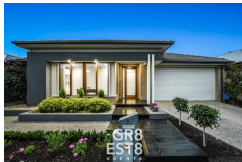


**5 CERES WAY CRANBOURNE  
WEST VIC 3977**

4 2 2

Sold Price **\$776,000** Sold Date **16-Nov-21**

Distance -

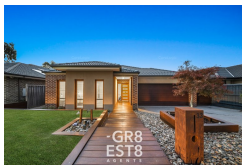


**5 ERINDALE STREET  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$885,000** Sold Date **15-Mar-22**

Distance **0.92km**



**33 MERRITT AVENUE  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$892,000** Sold Date **04-Apr-22**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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