

## 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

97 Willow Glen Boulevard Cranbourne 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

\$525,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/55-57 Sunningdale Crescent Cranbourne VIC 3977	\$615,000	07-Oct-21
11 Woodright Circuit Cranbourne VIC 3977	\$562,000	28-Sep-21
77 Willow Glen Boulevard Cranbourne VIC 3977	\$550,000	10-Sep-21

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: 01 December 2021



## OBrien Real Estate

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### 1/55-57 Sunningdale Crescent Cranbourne VIC 3977

4 2 2

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**07-Oct-21**

Distance

**0.66km**



### 11 Woodright Circuit Cranbourne VIC 3977

3 2 2

Sold Price

**\$562,000**

Sold Date

**28-Sep-21**

Distance

**0.63km**



### 77 Willow Glen Boulevard Cranbourne VIC 3977

3 2 1

Sold Price

**\$550,000**

Sold Date

**10-Sep-21**

Distance

**0.09km**



### 11 Nanea Path Cranbourne VIC 3977

3 2 2

Sold Price

**\$532,000**

Sold Date

**13-Oct-21**

Distance

**0.28km**



### 69 Hayton Park Boulevard Cranbourne West VIC 3977

1 2 2

Sold Price

**\$595,000**

Sold Date

**17-Aug-21**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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