

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

9 MERRITT AVENUE 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2022

to

31 Mar 2023

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

15 GEORGE FREDERICK ROAD CRANBOURNE WEST VIC 3977	\$690,000	28-Nov-22
13 FORTON CRESCENT CRANBOURNE WEST VIC 3977	\$663,000	21-Mar-23
22 GEORGE FREDERICK ROAD CRANBOURNE WEST VIC 3977	\$665,000	09-Jan-23

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: 27 April 2023

Casey Estate Agents

M 03 5991 3888

E info@caseyestateagents.melbourne


**15 GEORGE FREDERICK ROAD
CRANBOURNE WEST VIC 3977**

3 2 2

 Sold Price **\$690,000** Sold Date **28-Nov-22**

 Distance **0.64km**

**13 FORTON CRESCENT
CRANBOURNE WEST VIC 3977**

3 2 2

 Sold Price ^{RS} **\$663,000** Sold Date **21-Mar-23**

 Distance **1.76km**

**22 GEORGE FREDERICK ROAD
CRANBOURNE WEST VIC 3977**

3 2 2

 Sold Price **\$665,000** Sold Date **09-Jan-23**

 Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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