

## 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

7 MAUREEN CLOSE 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

\$740,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

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

1 HOPE COURT CRANBOURNE WEST VIC 3977	\$735,000	02-Mar-22
38 MACULATA DRIVE CRANBOURNE WEST VIC 3977	\$768,000	30-Jan-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.

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**1 HOPE COURT CRANBOURNE  
WEST VIC 3977**

4 2 2

Sold Price **\$735,000** Sold Date **02-Mar-22**

Distance **1.25km**



**38 MACULATA DRIVE  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price **\$768,000** Sold Date **30-Jan-22**

Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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