

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

4 Marnie Drive 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2019

to

31 Mar 2020

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

3 Shadi Court Cranbourne West VIC 3977	\$500,000	10-Feb-20
49 Navarre Drive Cranbourne West VIC 3977	\$495,000	27-Jan-20
4 Elandra Way Cranbourne West VIC 3977	\$440,000	01-Feb-20

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: 16 April 2020



3 Shadi Court Cranbourne West VIC 3977

Sold Price

\$500,000

Sold Date **10-Feb-20**

 3  1  3

Distance **0.41km**



49 Navarre Drive Cranbourne West VIC 3977

Sold Price

\$495,000

Sold Date **27-Jan-20**

 3  1  2

Distance **0.22km**



4 Elandra Way Cranbourne West VIC 3977

Sold Price

\$440,000

Sold Date **01-Feb-20**

 3  1  2

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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