

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

49 WILLOW GLEN BOULEVARD CRANBOURNE 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

or range between

\$615,000

&

\$645,000

Median sale price

Median price

\$665,000

Property type

House

Suburb

Cranbourne

Period - From

01/08/2023

to

31/07/2024

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
2 AVIARA WALK CRANBOURNE VIC 3977	\$585,000	06-Jun-24
27 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$617,500	18-Mar-24
5 DENISTOUN CRESCENT CRANBOURNE VIC 3977	\$650,000	16-May-24

This Statement of Information was prepared on: 06/08/2024