

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

5 Hammond Road 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

or range
between

\$569,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$268,000

Property type

Land

Suburb

Cranbourne West

Period-from

01 Sep 2020

to

31 Aug 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

7 Hammond Road Cranbourne West VIC 3977	\$560,000	19-Apr-21
7 Strickland Street Cranbourne West VIC 3977	\$600,000	16-May-21
2A Mayflower Drive Cranbourne West VIC 3977	\$556,000	10-Mar-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: 02 September 2021



7 Hammond Road Cranbourne West VIC 3977

3 2 1

Sold Price \$560,000 Sold Date 19-Apr-21

Distance **0.01km**



7 Strickland Street Cranbourne West VIC 3977

3 2 1

Sold Price \$600,000 Sold Date 16-May-21

Distance **0.04km**



2A Mayflower Drive Cranbourne West VIC 3977

3 2 1

Sold Price \$556,000 Sold Date 10-Mar-21

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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