

Brad Spencer

P 5995 0500

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered t	for sale)
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Address Including suburb and postcode	21 Cirai Crescent Cranbourne West VIC 3977
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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	\$395,000	&	\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$535,000	*Ho	use	X	*(Unit		Suburb	Cranbourne West
Period-from	01 Jun 2018	to	31	May 20	019		Source	e	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.

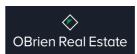
Address of comparable property		Date of sale
3 Jasa Crescent Cranbourne West VIC 3977	\$412,500	21-May-19
5 Stephellen Way Cranbourne West VIC 3977	\$402,000	18-Feb-19
34 Jillian Street Cranbourne VIC 3977	\$433,000	16-Dec-18

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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3 Jasa Crescent Cranbourne West Sold Price VIC 3977

^{RS}**\$412,500** Sold Date **21-May-19**

Distance



5 Stephellen Way Cranbourne West Sold Price **VIC 3977**

\$402,000** Sold Date

18-Feb-19

0.44km

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Distance

0.59km



34 Jillian Street Cranbourne VIC 3977

\$1

Sold Price

\$433,000 Sold Date 16-Dec-18

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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