

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Cirai Crescent 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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Cranbourne West

Period-from

01 Jun 2018

to

31 May 2019

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 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
VIC 3977**

Sold Price

^{RS}

\$412,500

Sold Date

21-May-19

3

1

1

Distance

0.44km



**5 Stephellen Way Cranbourne West
VIC 3977**

Sold Price

^{RS}

\$402,000

Sold Date

18-Feb-19

3

1

1

Distance

0.59km



**34 Jillian Street Cranbourne VIC
3977**

Sold Price

\$433,000

Sold Date

16-Dec-18

3

1

1

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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