

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

1 CARMICHAEL AVENUE 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2023

to

31 Mar 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

26 HARPER CRESCENT CRANBOURNE WEST VIC 3977	\$715,000	20-Oct-23
49 ST CLAIR AVENUE CRANBOURNE WEST VIC 3977	\$700,000	03-Mar-24

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: 26 April 2024



**26 HARPER CRESCENT
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price **\$715,000** Sold Date **20-Oct-23**

Distance **0.13km**



**49 ST CLAIR AVENUE
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price **\$700,000** Sold Date **03-Mar-24**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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