

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 8 Myrtle Walk, Cranbourne West Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$572,000

Median sale price

Median price \$690,000 Property Type House Suburb Cranbourne West

Period - From 27/02/2024 to 26/02/2025 Source Property Data

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 six 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
1	12 Zebra Way CRANBOURNE WEST 3977	\$550,000	01/01/2025
2	1/25 Navarre Dr CRANBOURNE WEST 3977	\$605,000	17/10/2024
3	175a Monahans Rd CRANBOURNE WEST 3977	\$575,000	14/10/2024

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 six months.~~

This Statement of Information was prepared on: 27/02/2025 14:28



Property Type: House - Attached
House N.E.C.
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$572,000
Median House Price
27/02/2024 - 26/02/2025: \$690,000

Comparable Properties



12 Zebra Way CRANBOURNE WEST 3977 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 01/01/2025
Property Type: Townhouse (Single)



1/25 Navarre Dr CRANBOURNE WEST 3977 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 17/10/2024
Property Type: Flat/Unit/Apartment (Res)

175a Monahans Rd CRANBOURNE WEST 3977 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 14/10/2024
Property Type: Flat/Unit/Apartment (Res)

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