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	8 Myrtle Walk, Cranbourne West Vic 3977
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

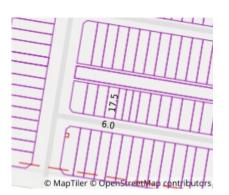
This Statement of Information was prepared on:	27/02/2025 14:28





Peter Liu 0451367278 peter.liu@raywhite.com

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



Property Type: House - Attached

House N.E.C.

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



12 Zebra Way CRANBOURNE WEST 3977 (REI)

3

Price: \$550,000

Method: Private Sale Date: 01/01/2025

Property Type: Townhouse (Single)

Agent Comments



1/25 Navarre Dr CRANBOURNE WEST 3977 (VG)

Price: \$605,000 Method: Sale Date: 17/10/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

175a Monahans Rd CRANBOURNE WEST 3977 (VG)

Price: \$575,000 Method: Sale Date: 14/10/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.