

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 13 Crystal Gardens, Cranbourne West, VIC 3977

Indicative selling price

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

Price Range

\$570,000

&

\$625,000

Median sale price

Median price

NA

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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
10 GENOA WAY, CRANBOURNE WEST VIC 3977	\$620,000	09/12/2022
21 MONTROSE WAY, CRANBOURNE WEST VIC 3977	\$606,000	13/11/2022
2 JOYCE STREET, CRANBOURNE WEST VIC 3977	\$620,000	21/10/2022

This Statement of Information was prepared on: 30/01/2023