

## 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

6 Minerva Avenue Cranbourne West VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2020

to

31 Oct 2021

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

29 Pegasus Road Cranbourne West VIC 3977	\$676,000	19-Aug-21
9 Foxtail Place Cranbourne West VIC 3977	\$692,000	15-Oct-21
23 Crowe Avenue Cranbourne West VIC 3977	\$726,000	04-Nov-21

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: 30 November 2021

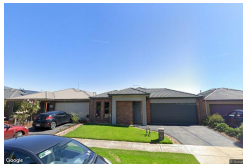
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**29 Pegasus Road Cranbourne West** Sold Price **\$676,000** Sold Date **19-Aug-21**  
**VIC 3977**

3 2 -

Distance **0.41km**



**9 Foxtail Place Cranbourne West** Sold Price <sup>RS</sup> **\$692,000** Sold Date **15-Oct-21**  
**VIC 3977**

3 2 2

Distance **0.74km**



**23 Crowe Avenue Cranbourne West** Sold Price <sup>RS</sup> **\$726,000** Sold Date **04-Nov-21**  
**VIC 3977**

3 2 2

Distance **1.12km**

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

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