

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

24 STEPHELLEN WAY 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

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2022

to

28 Feb 2023

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

13 KULKAMI WAY CRANBOURNE WEST VIC 3977	\$580,000	12-Oct-22
88 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$595,000	05-Oct-22
9 DEAN COURT CRANBOURNE WEST VIC 3977	\$570,000	07-Feb-23

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.

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**13 KULKAMI WAY CRANBOURNE
WEST VIC 3977**

3 1 2

Sold Price

\$580,000

Sold Date

12-Oct-22

Distance

0.42km

REGISTER TO INSPECT

Viewers register and inspect the property.
Viewers can view the property and register to inspect.
A fee is charged for the inspection.

HOW TO REGISTER

1. Click on the property.
2. Click on the 'Register' button.
3. Click on the 'Register' button.
4. Click on the 'Register' button.

A fee of \$10 is charged for the inspection. This fee is not refundable. The fee is used to cover the cost of the inspection.

Don't miss out!

Book your inspection today for the best chance of success.



**88 CLAIRMONT AVENUE
CRANBOURNE VIC 3977**

3 1 2

Sold Price

\$595,000

Sold Date

05-Oct-22

Distance

1.05km



**9 DEAN COURT CRANBOURNE
WEST VIC 3977**

3 1 2

Sold Price

^{RS} **\$570,000**

Sold Date

07-Feb-23

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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