

## 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

14 Bellbrae Crescent 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1 Nerrena Rise Cranbourne West VIC 3977     | \$702,000 | 05-Jan-22 |
| 51 Middleham Close Cranbourne West VIC 3977 | \$712,500 | 26-Oct-21 |
| 21 Alberton Drive Cranbourne West VIC 3977  | \$710,000 | 13-Oct-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: 08 February 2022



### 1 Nerrena Rise Cranbourne West VIC 3977

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$702,000**

Sold Date

**05-Jan-22**

Distance

**0.42km**


### 51 Middleham Close Cranbourne West VIC 3977

 4
  2
  2

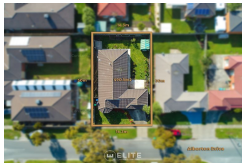
Sold Price

**\$712,500**

Sold Date

**26-Oct-21**

Distance

**0.11km**


### 21 Alberton Drive Cranbourne West VIC 3977

 4
  2
  2

Sold Price

**\$710,000**

Sold Date

**13-Oct-21**

Distance

**0.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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