

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 9 John Russell Road, Cranbourne West, VIC 3977

Indicative selling price

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

Price Range \$850,000 & \$895,000

Median sale price

Median price \$652,250 Property Type House Suburb Cranbourne West (3977)
Period - From 01/07/2021 to 31/12/2021 Source Pricefinder

Comparable property sales

A These are two 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
17 RED CAP DRIVE, CRANBOURNE WEST VIC 3977	\$855,000	01/11/2021
20 MAYFLOWER DRIVE, CRANBOURNE WEST VIC 3977	\$900,000	21/12/2021

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 six months.

This Statement of Information was prepared on: 01/03/2022