

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

3 Minerva Avenue 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2020

to

28 Feb 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

3 Ceres Way Cranbourne West VIC 3977	\$585,000	02-Dec-20
2 Aquatic Drive Cranbourne West VIC 3977	\$600,000	12-Nov-20
58 Spearwood Rise Cranbourne West VIC 3977	\$600,000	16-Nov-20

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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3 Ceres Way Cranbourne West VIC 3977

Sold Price

\$585,000

Sold Date **02-Dec-20**

3 2 2

Distance **0.22km**



2 Aquatic Drive Cranbourne West VIC 3977

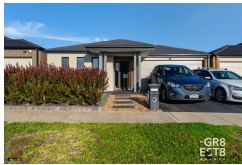
Sold Price

\$600,000

Sold Date **12-Nov-20**

3 2 2

Distance **0.52km**



58 Spearwood Rise Cranbourne West VIC 3977

Sold Price

Sold Date **16-Nov-20**

3 2 2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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