

## 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

56 Willora 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2020

to

30 Sep 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

17 Raisell Road Cranbourne West VIC 3977	\$617,000	01-Jun-21
7 Friendship Close Cranbourne West VIC 3977	\$590,000	01-Mar-21
17 Gowrie Place Cranbourne West VIC 3977	\$627,000	25-Aug-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.~~

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**17 Raisell Road Cranbourne West  
VIC 3977**

3 2 2

Sold Price **\$617,000** Sold Date **01-Jun-21**

Distance **0.26km**



**7 Friendship Close Cranbourne  
West VIC 3977**

3 2 2

Sold Price **\$590,000** Sold Date **01-Mar-21**

Distance **0.36km**



**17 Gowrie Place Cranbourne West  
VIC 3977**

3 2 2

Sold Price <sup>RS</sup> **\$627,000** Sold Date **25-Aug-21**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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