

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

22 Minerva Avenue Cranbourne West, 3977

Indicative selling price

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

Range between \$550,000.00 & \$600,000.00

Median sale price

Median price \$480,000.00 Property Type HOUSE Suburb CRANBOURNE WEST

Period - From 27-Nov-2019 to 27-Feb-2020 Source REA

Comparable property sales

These are the three 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
1	57 Morningside Boulevard, Cranbourne West	\$550,000.00	21-Feb-2020
2	32 Bacchus Road, Cranbourne West	\$590,000.00	14-Dec-2019
3	10 Bacchus Road, Cranbourne West	\$605,000.00	24-Feb-2020

This statement of information was prepared on 13-Mar-2020 at 3:44:01 PM EST