

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

32 Bacchus Road 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2018

to

31 Oct 2019

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

10 Zeus Avenue Cranbourne West VIC 3977	\$553,000	14-Jun-19
13 Hassett Lane Cranbourne West VIC 3977	\$580,000	21-Oct-19
14 Ranfurlie Boulevard Cranbourne West VIC 3977	\$545,000	08-Aug-19

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 November 2019



**10 Zeus Avenue Cranbourne West
VIC 3977**

 4  2  2

Sold Price

\$553,000

Sold Date

14-Jun-19

Distance

0.43km

Notes from your agent

131 days on market is a long time, maybe the starting price was a bit too high forcing buyers to find better value somewhere else.



**13 Hassett Lane Cranbourne West
VIC 3977**

 4  2  2

Sold Price

^{RS} **\$580,000**

Sold Date

21-Oct-19

Distance

0.69km



**14 Ranfurlie Boulevard Cranbourne
West VIC 3977**

 4  2  2

Sold Price

\$545,000

Sold Date

08-Aug-19

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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