

## 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

1 Wilam Court Cranbourne 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Other

Suburb

Cranbourne

Period-from

01 Nov 2020

to

31 Oct 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

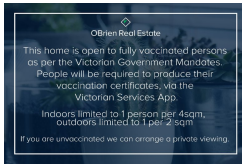
1/4 Haven Court Cranbourne VIC 3977	\$505,000	23-Nov-21
21 Glenbourne Road Cranbourne VIC 3977	\$553,500	02-Jul-21
12 Darcy Court Cranbourne VIC 3977	\$553,699	25-May-21

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.~~

This Statement of Information was prepared on: 24 November 2021

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## 1/4 Haven Court Cranbourne VIC 3977

3 1 2

Sold Price <sup>RS</sup> **\$505,000** Sold Date **23-Nov-21**

Distance **0.48km**



## 21 Glenbourne Road Cranbourne VIC 3977

3 1 2

Sold Price **\$553,500** Sold Date **02-Jul-21**

Distance **0.72km**



## 12 Darcy Court Cranbourne VIC 3977

3 1 2

Sold Price **\$553,699** Sold Date **25-May-21**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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