

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

37 BALLYMARANG CHASE 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2023

to

29 Feb 2024

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

42 JOHN RUSSELL ROAD CRANBOURNE WEST VIC 3977	\$905,000	11-Feb-24
4 EROS CRESCENT CRANBOURNE WEST VIC 3977	\$880,000	08-Mar-24
48 ELMSFORD CRESCENT CRANBOURNE WEST VIC 3977	\$770,000	31-Jan-24

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: 12 March 2024

Kevin Fan
P 1300 568347
M 0491 606 640
E kevin.f@gsregroup.com.au



**42 JOHN RUSSELL ROAD
CRANBOURNE WEST VIC 3977**

5 2 -

Sold Price

^{RS} **\$905,000**

Sold Date

11-Feb-24

Distance

0.54km



**4 EROS CRESCENT CRANBOURNE
WEST VIC 3977**

4 2 2

Sold Price

^{RS} **\$880,000**

Sold Date

08-Mar-24

Distance

0.71km



**48 ELMSFORD CRESCENT
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price

^{RS} **\$770,000**

Sold Date

31-Jan-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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