

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

29 Elmsford Crescent 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Cranbourne West

Period-from

01 May 2018

to

30 Apr 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 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

19 Jaye Place Cranbourne West VIC 3977	\$520,000	24-Nov-18
20 Forton Crescent Cranbourne West VIC 3977	\$508,000	06-Mar-19
58 Fintona Crescent Cranbourne West VIC 3977	\$535,000	19-Nov-18

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 six months.~~

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19 Jaye Place Cranbourne West VIC 3977

Sold Price

\$520,000

Sold Date

24-Nov-18

4 2 4

Distance

0.57km



20 Forton Crescent Cranbourne West VIC 3977

Sold Price

^{RS} **\$508,000** ^{UN}

Sold Date

06-Mar-19

4 2 2

Distance

0.68km



58 Fintona Crescent Cranbourne West VIC 3977

Sold Price

\$535,000

Sold Date

19-Nov-18

4 2 2

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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