

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

18 Violet Way Cranbourne 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2020

to

30 Jun 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

15 Landsdowne Avenue Clyde North VIC 3978	\$540,000	13-Apr-21
51 Gledhill Street Narre Warren South VIC 3805	\$540,000	27-May-21
26 Simmental Drive Clyde North VIC 3978	\$545,000	14-Apr-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: 01 July 2021



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15 Landsdowne Avenue Clyde North VIC 3978

3 2 2

Sold Price

\$540,000

Sold Date

13-Apr-21

Distance

4.88km



51 Gledhill Street Narre Warren South VIC 3805

3 2 2

Sold Price

^{RS} **\$540,000**

Sold Date

27-May-21

Distance

4.14km



26 Simmental Drive Clyde North VIC 3978

3 2 1

Sold Price

\$545,000

Sold Date

14-Apr-21

Distance

3.66km



27 Fernisky Drive Cranbourne East VIC 3977

3 2 2

Sold Price

^{RS} **\$570,000**

Sold Date

24-May-21

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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