

## 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

46 Aquatic Drive Cranbourne West 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2020

to

30 Sep 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

5 Hammond Road Cranbourne West VIC 3977	\$591,000	09-Sep-21
119 Everlasting Boulevard Cranbourne West VIC 3977	\$615,000	04-Oct-21
49 Limandus Crescent Cranbourne South VIC 3977	\$620,000	01-Jul-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: 28 October 2021



### 5 Hammond Road Cranbourne West VIC 3977

3 2 1

Sold Price

**\$591,000**

Sold Date

**09-Sep-21**

Distance

**0.12km**



### 119 Everlasting Boulevard Cranbourne West VIC 3977

3 2 -

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date

**04-Oct-21**

Distance

**0.4km**



### 49 Limandus Crescent Cranbourne South VIC 3977

3 2 2

Sold Price

**\$620,000**

Sold Date

**01-Jul-21**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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