

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	80 City Vista Circuit Cranbourne West, 3977
---	---

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$550,000 & \$575,000
---------------	-----------------------

Median sale price

Median price	\$620,000	Property Type	TOWNHOUSE	Suburb	CRANBOURNE WEST
Period - From	06-Jul-2022	to	05-Jul-2023	Source	REA

Comparable property sales

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
1	5 Hebrides Close, Cranbourne West, Vic 3977	\$570,469	14-Mar-2023
2	16 Hebrides Close, Cranbourne West, Vic 3977	\$580,000	14-Jun-2023
3	15 Tony Way, Cranbourne West, Vic 3977	\$600,000	20-May-2023

This statement of information was prepared on 20-Jul-2023 at 11:20:56 AM EST