

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

11 MINERVA AVENUE, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range: \$650,000 to \$690,000

Median sale price

Median price

\$485,000

House

X

Unit

Suburb

CRANBOURNE
WEST

Period

01 October 2016 to 30 September
2017

Source

pricfinder

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
8 ERINDALE ST, CRANBOURNE WEST, VIC 3977	*\$666,000	20/10/2017
26 FINTONA CRES, CRANBOURNE WEST, VIC 3977	*\$705,000	06/10/2017
15 ATLAS DR, CRANBOURNE WEST, VIC 3977	*\$675,000	03/10/2017
16 JOHN RUSSELL RD, CRANBOURNE WEST, VIC 3977	*\$710,000	28/08/2017