

## 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

42 Kulkami Way 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2020

to

31 Mar 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 28 Kulkami Way Cranbourne West VIC 3977    | \$650,000 | 16-Dec-20 |
| 81 Breens Road Cranbourne West VIC 3977    | \$625,000 | 16-Mar-21 |
| 203 Monahans Road Cranbourne West VIC 3977 | \$589,000 | 20-Dec-20 |

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: 21 April 2021



## 28 Kulkami Way Cranbourne West VIC 3977

Sold Price **\$650,000** Sold Date **16-Dec-20**

4 2 2

Distance **0.11km**



## 81 Breens Road Cranbourne West VIC 3977

Sold Price <sup>RS</sup> **\$625,000** Sold Date **16-Mar-21**

4 2 2

Distance **0.12km**



## 203 Monahans Road Cranbourne West VIC 3977

Sold Price **\$589,000** Sold Date **20-Dec-20**

4 2 2

Distance **0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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