

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 JAYE PLACE CRANBOURNE WEST 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

\$580,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,675

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 MERRIBAH WAY CRANBOURNE WEST VIC 3977	620000	07-Jun-22
17 CIRAI CRESCENT CRANBOURNE WEST VIC 3977	660000	29-Jan-22
11 BREAMLEA WAY CRANBOURNE WEST VIC 3977	650000	26-Jan-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 July 2022



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10 MERRIBAH WAY CRANBOURNE WEST VIC 3977

Sold Price

^{RS}

620000

Sold Date

07-Jun-22



3



2



2

Distance

0.46km



17 CIRAI CRESCENT CRANBOURNE WEST VIC 3977

Sold Price

660000

Sold Date

29-Jan-22



3



2



2

Distance

0.26km



11 BREAMLEA WAY CRANBOURNE WEST VIC 3977

Sold Price

650000

Sold Date

26-Jan-22



3



2



2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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