

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 18 John Russell Road, Cranbourne West, VIC 3977

Indicative selling price

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

Price Range

\$850,000

&

\$895,000

Median sale price

Median price

\$703,500

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/02/2021

to

28/02/2022

Source

Realestate.com.au

Comparable property sales

A These are two 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
9 JOHN RUSSELL ROAD, CRANBOURNE WEST VIC 3977	\$880,000	03/09/2022
5 ERINDALE STREET, CRANBOURNE WEST VIC 3977	\$885,000	15/03/2022

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 six months.

This Statement of Information was prepared on: 30/03/2022