

## 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 43 Calais Circuit, 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)

Price Range

\$450,000

&

\$480,000

### Median sale price

Median price

\$472,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

24/04/2020

to

14/05/2020

Source

Realestate.com.au

### Comparable property sales

**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 |
|----------------------------------------------|-----------|--------------|
| 3 MARNIE DRIVE, CRANBOURNE WEST VIC 3977     | \$460,000 | 05/04/2020   |
| 7 DANITA WAY, CRANBOURNE WEST VIC 3977       | \$464,000 | 20/04/2020   |
| 39 HARPER CRESCENT, CRANBOURNE WEST VIC 3977 | \$466,000 | 18/03/2020   |

This Statement of Information was prepared on: 01/06/2020