

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

1 Bessie Drive 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2020

to

31 Oct 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

2 Elysian Place Cranbourne West VIC 3977	\$600,000	07-Aug-21
46 Scotland Circuit Cranbourne West VIC 3977	\$608,000	18-Jun-21
38 Lemon Grove Cranbourne West VIC 3977	\$610,000	16-May-21

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: 06 November 2021


**2 Elysian Place Cranbourne West
VIC 3977**
 3  2  2

Sold Price

\$600,000

Sold Date

07-Aug-21

Distance

0.47km

**46 Scotland Circuit Cranbourne
West VIC 3977**
 3  2  2

Sold Price

\$608,000

Sold Date

18-Jun-21

Distance

0.15km

**38 Lemon Grove Cranbourne West
VIC 3977**
 3  2  2

Sold Price

\$610,000

Sold Date

16-May-21

Distance

1.12km
RS = Recent sale

UN = Undisclosed Sale

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