

## 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

22 FORTON CRESCENT 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/6 NANDALY PLACE CRANBOURNE WEST VIC 3977	\$480,444	11-Nov-21
30 REMUS CIRCUIT CRANBOURNE WEST VIC 3977	\$495,000	17-Dec-21
11 NANEA PATH CRANBOURNE VIC 3977	\$532,000	13-Oct-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: 15 March 2022



## 1/6 NANDALY PLACE CRANBOURNE WEST VIC 3977

 2  2  2

Sold Price <sup>RS</sup> **\$480,444** <sup>UN</sup> Sold Date **11-Nov-21**

Distance **1.96km**



## 30 REMUS CIRCUIT CRANBOURNE WEST VIC 3977

 2  1  1

Sold Price **\$495,000** Sold Date **17-Dec-21**

Distance **0.65km**

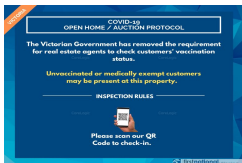


## 11 NANEA PATH CRANBOURNE VIC 3977

 3  2  2

Sold Price **\$532,000** Sold Date **13-Oct-21**

Distance **1.44km**



## 22 CORAL-PEA WAY CRANBOURNE WEST VIC 3977

 3  2  2

Sold Price **\$530,000** Sold Date **17-Jan-22**

Distance **1.1km**



## 41 FERGUS LANE CRANBOURNE WEST VIC 3977

 3  2  2

Sold Price **\$529,000** Sold Date **27-Nov-21**

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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