## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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8 Westwood Road Cranbourne East VIC 3977							
e see consumer.vio	c.gov.au	u/underquoting (*	Delete single	price	or range	as applicable)	
		or range between \$680,		0 &		\$740,000	
plicable)							
\$625,000	Property type		House		Suburb	Cranbourne East	
01 Dec 2020	to	to 30 Nov 2021 So			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							
	8 Westwood R e see consumer.vi  colicable) \$625,000  01 Dec 2020  ales (*Delete A	8 Westwood Road Cree see consumer.vic.gov.ate	8 Westwood Road Cranbourne East e see consumer.vic.gov.au/underquoting (*  or range between  policable)  \$625,000 Property type  01 Dec 2020 to 30 Nov 2021  ales (*Delete A or B below as appleating the state of the tris representative considers to be most continuous and the state of the tris representative considers to be most continuous and the state of the tris representative considers to be most continuous and the state of the state of the state of the tris representative considers to be most continuous and the state of the state	8 Westwood Road Cranbourne East VIC 3977  e see consumer.vic.gov.au/underquoting (*Delete single or range between \$680,000 or policable)  S625,000 Property type House  O1 Dec 2020 to 30 Nov 2021 Source (*Delete A or B below as applicable)  Properties sold within two kilometres of the property for sold its representative considers to be most comparable to the sold in the sold in the sold in the property for sold in the	8 Westwood Road Cranbourne East VIC 3977  e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$680,000  policable)  10 1 Dec 2020 to 30 Nov 2021 Source  11 Source ales (*Delete A or B below as applicable)  12 properties sold within two kilometres of the property for sale in the receiver representative considers to be most comparable to the property for sale in the pro	8 Westwood Road Cranbourne East VIC 3977  e see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$680,000 &  Olicable)  10 Dec 2020 to 30 Nov 2021 Source  11 Source ales (*Delete A or B below as applicable)  12 Oroperties sold within two kilometres of the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the pr	

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: 01 December 2021



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