

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

21 Guinea Flower 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$268,000

Property type

Land

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

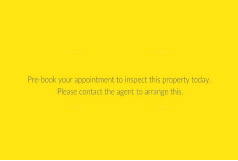
Date of sale

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: 02 November 2021

	2 Elysian Place Cranbourne West VIC 3977	Sold Price	\$600,000	Sold Date	07-Aug-21
	 3  2  2			Distance	0.34km
	46 Scotland Circuit Cranbourne West VIC 3977	Sold Price	\$608,000	Sold Date	18-Jun-21
	 3  2  2			Distance	0.68km
	38 Lemon Grove Cranbourne West VIC 3977	Sold Price	\$610,000	Sold Date	16-May-21
	 3  2  2			Distance	0.39km

RS = Recent sale

UN = Undisclosed Sale

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