

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

8 Cazaly Way 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2018

to

30 Sep 2019

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

28 Nagle Crescent Cranbourne West VIC 3977	\$635,000	06-Sep-19
15 Pegasus Road Cranbourne West VIC 3977	\$630,000	12-Aug-19
24 Pegasus Road Cranbourne West VIC 3977	\$612,000	30-May-19

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: 23 October 2019


28 Nagle Crescent Cranbourne West VIC 3977

Sold Price

^{RS}
\$635,000

Sold Date

06-Sep-19
 4
 2
 2

Distance

0.2km

15 Pegasus Road Cranbourne West VIC 3977

Sold Price

\$630,000

Sold Date

12-Aug-19
 4
 2
 2

Distance

0.44km

24 Pegasus Road Cranbourne West VIC 3977

Sold Price

^{RS}
\$612,000

Sold Date

30-May-19
 3
 2
 2

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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