

## 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

11 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Cranbourne West

Period-from

01 Nov 2022

to

31 Oct 2023

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

5 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977	\$570,469	01-Mar-23
16 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977	\$580,000	21-May-23
12 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977	\$580,000	10-Jun-22

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: 01 November 2023


**5 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977**
 3  2  2

Sold Price

**\$570,469**

Sold Date

**01-Mar-23**

Distance

**0.02km**

**16 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977**
 3  2  1

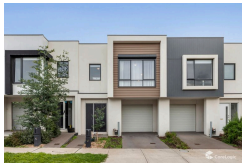
Sold Price

**\$580,000**

Sold Date

**21-May-23**

Distance

**0.04km**
16 Hebrides Close, Cranbourne West

**12 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977**
 3  2  1

Sold Price

Sold Date

**10-Jun-22**

Distance

**0.04km**

**4 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977**
 3  2  2

Sold Price

**\$591,000**

Sold Date

**11-Oct-22**

Distance

**0.05km**

**15 TONY WAY CRANBOURNE WEST VIC 3977**
 3  2  2

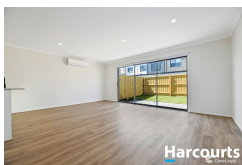
Sold Price

**\$600,000**

Sold Date

**20-May-23**

Distance

**0.06km**

**17 TONY WAY CRANBOURNE WEST VIC 3977**
 3  2  1

Sold Price

**\$575,000**

Sold Date

**05-Sep-22**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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**25 LUMEAH DRIVE CRANBOURNE  
WEST VIC 3977**

Sold Price

**\$572,500**

Sold Date

**10-Jul-23**

3



2



1

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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