

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address

Including suburb and
postcode

35 Lindwall Dve, Cranbourne West

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

\$900,000

&

\$990,000

Median sale price

Median price

\$590,000

Property type

House

Suburb

Cranbourne West

Period - From

6/10/2020

to

6/4/2021

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 six 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

47 Bradman Dve, Cranbourne West

\$900,000

9/3/2021

23 Flicka Blvde, Cranbourne West

\$1,000,001

20/10/2020

21 John Russell Rd, Cranbourne West

\$936,000

28/11/2020

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 six months.~~

This Statement of Information was prepared on:

6/4/2021