

## 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

66 Waterways Drive Cranbourne North VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Jan 2021

to

31 Dec 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 8 Supplejack Walk Cranbourne North VIC 3977   | \$576,000 | 13-Nov-21 |
| 45 Wilkiea Crescent Cranbourne North VIC 3977 | \$535,000 | 04-Sep-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.

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Kate Rushton  
P 5990 9502  
M 0408 104 953  
E kate.rushton@raywhite.com



**8 Supplejack Walk Cranbourne  
North VIC 3977**

3 2 2

Sold Price **\$576,000** Sold Date **13-Nov-21**

Distance **0.92km**



**45 Wilkiea Crescent Cranbourne  
North VIC 3977**

3 2 2

Sold Price **\$535,000** Sold Date **04-Sep-21**

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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