

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

9 Caroline Crescent 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jan 2019

to

31 Dec 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

6 Pirita Place Cranbourne West VIC 3977	\$480,000	16-Oct-19
41 Linda Drive Cranbourne West VIC 3977	\$480,000	13-Aug-19
18 Nyarrin Place Cranbourne West VIC 3977	\$495,000	11-Aug-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: 28 January 2020


6 Pirita Place Cranbourne West VIC 3977

Sold Price

\$480,000

Sold Date

16-Oct-19
 3

 2

 2

Distance

0.6km

41 Linda Drive Cranbourne West VIC 3977

Sold Price

Sold Date

13-Aug-19
 3

 2

 2

Distance

0.68km

18 Nyarrin Place Cranbourne West VIC 3977

Sold Price

\$495,000

Sold Date

11-Aug-19
 3

 2

 2

Distance

1.1km
RS = Recent sale

UN = Undisclosed Sale

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