

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	24 Nobel Drive, Cranbourne West, VIC 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$699,900	&	\$769,000
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Median sale price

Median price	\$640,000	Property Type	House	Suburb	Cranbourne West (3977)
Period - From	01/02/2023	to	31/01/2024	Source	PropTrack

Comparable property sales

A These are two 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
15 ELMSFORD CRESCENT, CRANBOURNE WEST VIC 3977	\$720,000	09/09/2023
7 MAUREEN CLOSE, CRANBOURNE WEST VIC 3977	\$760,000	31/12/2023

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: 27/02/2024