

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 REGINALD COURT 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 13 DOUGLAS COURT CRANBOURNE WEST VIC 3977 | \$715,000 | 26-Nov-24 |
| 11 NATALIE COURT CRANBOURNE WEST VIC 3977 | \$640,000 | 20-Nov-24 |
| 12 YALTARA CLOSE CRANBOURNE WEST VIC 3977 | \$660,000 | 21-Sep-24 |

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: 03 February 2025



**13 DOUGLAS COURT
 CRANBOURNE WEST VIC 3977**

 3  2  -

Sold Price

^{RS} **\$715,000** Sold Date **26-Nov-24**

Distance **0.08km**



**11 NATALIE COURT CRANBOURNE
 WEST VIC 3977**

 3  1  -

Sold Price

\$640,000 Sold Date **20-Nov-24**

Distance **0.33km**



**12 YALTARA CLOSE CRANBOURNE
 WEST VIC 3977**

 3  1  2

Sold Price

\$660,000 Sold Date **21-Sep-24**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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