

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

8 Willora 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,250

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2020

to

31 Jul 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

7 Annand Close Cranbourne West VIC 3977	\$580,000	04-Aug-21
28 Elandra Way Cranbourne West VIC 3977	\$575,000	21-Apr-21
14 Bookham Way Cranbourne West VIC 3977	\$580,000	27-Apr-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.~~

This Statement of Information was prepared on: 13 August 2021

Vas Selvaraj

M 0433916351

E Vas@caseyestateagents.melbourne


**7 Annand Close Cranbourne West
VIC 3977**

Sold Price

^{RS}
\$580,000

Sold Date

04-Aug-21

3

1

2

Distance

0.19km

**28 Elandra Way Cranbourne West
VIC 3977**

Sold Price

\$575,000

Sold Date

21-Apr-21

3

1

3

Distance

0.29km

**14 Bookham Way Cranbourne West
VIC 3977**

Sold Price

\$580,000

Sold Date

27-Apr-21

3

1

2

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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