

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

3 Merribah Way 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2020

to

31 Aug 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 Merribah Way Cranbourne West VIC 3977	\$640,000	16-Sep-21
16 Jasa Crescent Cranbourne West VIC 3977	\$610,000	17-Apr-21
22 Bookham Way Cranbourne West VIC 3977	\$610,000	21-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: 22 September 2021



8 Merribah Way Cranbourne West VIC 3977

Sold Price

^{RS} **\$640,000** ^{UN}

Sold Date

16-Sep-21

3



2



4

Distance

0.06km

16 Jasa Crescent Cranbourne West VIC 3977

Sold Price

\$610,000

Sold Date

17-Apr-21

3



2



2

Distance

0.2km

22 Bookham Way Cranbourne West VIC 3977

Sold Price

Sold Date

21-Apr-21

3



2



2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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