

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 62 Crepe Avenue, Cranbourne West, VIC 3977

Indicative selling price

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

Price Range

\$599,000

&

\$639,000

Median sale price

Median price

\$524,500

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/07/2019

to

30/06/2020

Source

PRICEFINDER

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
48 FINTONA CRESCENT, CRANBOURNE WEST VIC 3977	\$530,000	27/06/2020
48 ALARAH BOULEVARD, CRANBOURNE WEST VIC 3977	\$530,500	24/06/2020
6 HAMMOND ROAD, CRANBOURNE WEST VIC 3977	\$510,000	10/03/2020

This Statement of Information was prepared on: 10/07/2020