

## 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

36 Stephellen Way Cranbourne West VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Cranbourne West

Period-from

01 Oct 2018

to

30 Sep 2019

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

5 Alberton Drive Cranbourne West VIC 3977	\$483,000	30-May-19
18 Nyarrin Place Cranbourne West VIC 3977	\$495,000	11-Aug-19
11 Breamlea Way Cranbourne West VIC 3977	\$470,000	16-Jun-19

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: 28 October 2019



**5 Alberton Drive Cranbourne West  
VIC 3977**

 3  2  2

Sold Price

**\$483,000**

Sold Date

**30-May-19**

Distance

**0.1km**



**18 Nyarrin Place Cranbourne West  
VIC 3977**

 3  2  2

Sold Price

**\$495,000**

Sold Date

**11-Aug-19**

Distance

**0.13km**



**11 Breamlea Way Cranbourne West  
VIC 3977**

 3  2  2

Sold Price

**\$470,000**

Sold Date

**16-Jun-19**

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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