

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

7 Hestia Avenue 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

\$478,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$534,300

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2019

to

31 Oct 2020

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 Hestia Avenue Cranbourne West VIC 3977	\$465,000	23-Jun-20
42 Jupiter Crescent Cranbourne West VIC 3977	\$472,000	15-Jun-20
56 Aquatic Drive Cranbourne West VIC 3977	\$479,500	06-Jun-20

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.~~

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**8 Hestia Avenue Cranbourne West
VIC 3977**

3 2 1

Sold Price **\$465,000** Sold Date **23-Jun-20**

Distance **0.04km**



**42 Jupiter Crescent Cranbourne
West VIC 3977**

3 2 1

Sold Price **\$472,000** Sold Date **15-Jun-20**

Distance **0.07km**



**56 Aquatic Drive Cranbourne West
VIC 3977**

3 2 1

Sold Price **\$479,500** Sold Date **06-Jun-20**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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