

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

21 Erindale Street 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2019

to

31 Jan 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

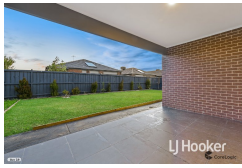
Date of sale

1 Lucknow Street Cranbourne West VIC 3977	\$690,000	28-Nov-19
61 Avonbury Circuit Cranbourne West VIC 3977	\$680,000	28-Dec-19
9 Statham View Cranbourne West VIC 3977	\$675,000	29-Oct-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: 12 February 2020


**1 Lucknow Street Cranbourne West
VIC 3977**

Sold Price

^{RS} **\$690,000**

Sold Date

28-Nov-19
 4
 2
 2

Distance

1.69km

**61 Avonbury Circuit Cranbourne
West VIC 3977**

Sold Price

^{RS} **\$680,000**

Sold Date

28-Dec-19
 4
 2
 2

Distance

1.25km

**9 Statham View Cranbourne West
VIC 3977**

Sold Price

^{RS} **\$675,000**

Sold Date

29-Oct-19
 4
 2
 2

Distance

0.24km
RS = Recent sale

UN = Undisclosed Sale

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