

## 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

28 Red Maple Drive 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

\$775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Jan 2020

to

31 Dec 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

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 29 Everlasting Boulevard Cranbourne West VIC 3977 | \$737,500 | 19-May-20 |
| 1 Zeus Avenue Cranbourne West VIC 3977            | \$737,000 | 25-Oct-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.

This Statement of Information was prepared on: 12 January 2021



**29 Everlasting Boulevard  
Cranbourne West VIC 3977**

4 3 2

Sold Price

**\$737,500**

Sold Date **19-May-20**

Distance **0.28km**



**1 Zeus Avenue Cranbourne West  
VIC 3977**

4 2 2

Sold Price

**\$737,000**

Sold Date **25-Oct-20**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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