

## 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

3 CAROLINE CRESCENT 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

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2021

to

30 Jun 2022

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

6 REGINALD COURT CRANBOURNE WEST VIC 3977	\$635,000	18-Mar-22
12 MANISA PLACE CRANBOURNE WEST VIC 3977	\$650,000	24-Mar-22
36 BATES STREET CRANBOURNE WEST VIC 3977	\$660,000	08-Mar-22

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: 29 July 2022

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**26 REGINALD COURT  
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$635,000** Sold Date **18-Mar-22**

Distance **0.27km**



**12 MANISA PLACE CRANBOURNE  
WEST VIC 3977**

3 2 1

Sold Price **\$650,000** Sold Date **24-Mar-22**

Distance **0.68km**



**36 BATES STREET CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price **\$660,000** Sold Date **08-Mar-22**

Distance **0.7km**



**9 GENOA WAY CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price **\$673,000** Sold Date **05-Apr-22**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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