

## 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

60 Miralie 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

\$670,000

&

\$730,000

### 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

3 Club House Crescent Cranbourne East VIC 3977	\$750,000	20-Oct-20
23 Paterson Drive Lynbrook VIC 3975	\$700,000	17-Dec-20
110 Marylyn Place Cranbourne VIC 3977	\$660,000	29-Sep-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: 14 January 2021



## OBrien Real Estate

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### 3 Club House Crescent Cranbourne East VIC 3977

4 2 2

Sold Price

**\$750,000**

Sold Date **20-Oct-20**

Distance **3.92km**



### 23 Paterson Drive Lynbrook VIC 3975

5 2 2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **17-Dec-20**

Distance **4.94km**



### 110 Marylyn Place Cranbourne VIC 3977

4 1 4

Sold Price

**\$660,000**

Sold Date **29-Sep-20**

Distance **1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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