

## 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 FORTON CRESCENT CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$669,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2022

to

31 Aug 2023

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

9 ATHERTON WAY CRANBOURNE WEST VIC 3977	\$875,000	23-Apr-23
16 ST CLAIR AVENUE CRANBOURNE WEST VIC 3977	\$905,000	04-Sep-23
16 ASTERIA CRESCENT CRANBOURNE WEST VIC 3977	\$920,000	09-Aug-23

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: 15 September 2023

Gurwinder Deol  
P 03 5911 5800  
M 0425780411  
E gurwinder.deol@cranbourne.rh.com.au



## 9 ATHERTON WAY CRANBOURNE WEST VIC 3977

Sold Price

**\$875,000**

Sold Date

**23-Apr-23**

4 2 2

Distance

**0.24km**



## 16 ST CLAIR AVENUE CRANBOURNE WEST VIC 3977

Sold Price

<sup>RS</sup> **\$905,000**

Sold Date

**04-Sep-23**

4 2 2

Distance

**0.58km**



## 16 ASTERIA CRESCENT CRANBOURNE WEST VIC 3977

Sold Price

<sup>RS</sup> **\$920,000**

Sold Date

**09-Aug-23**

4 2 2

Distance

**1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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