

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

1/42 Navarre Drive Cranbourne West, 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between \$460,000.00 & \$506,000.00

Median sale price

Median price NOT PROVIDED Property Type UNIT Suburb CRANBOURNE WEST

Period - From 28-Feb-2021 to 27-Feb-2022 Source realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	7/107 Breens Road, Cranbourne West	\$465,000.00	25-Oct-2021
2	7/95 Breens Road, Cranbourne West	\$474,000.00	18-Oct-2021
3	1/6 Nandaly Place, Cranbourne West	\$480,444.00	11-Nov-2021

This statement of information was prepared on 09-Mar-2022 at 10:11:43 PM EST