

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

21 Bates Street, Cranbourne West Vic 3977

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$700,000 Property Type House Suburb Cranbourne West

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 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	28 Verve Cirt CRANBOURNE WEST 3977	\$733,000	12/06/2024
2	28 Geebung Rd CRANBOURNE WEST 3977	\$700,000	15/05/2024
3	13 Copernicus Cirt CRANBOURNE WEST 3977	\$636,000	22/04/2024

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 six months.~~

This Statement of Information was prepared on:

22/07/2024 12:22

**Property Type:** House (Res)**Land Size:** 477 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending June 2024: \$700,000

Comparable Properties

**28 Verve Cirt CRANBOURNE WEST 3977 (REI)** Agent Comments**Price:** \$733,000**Method:** Private Sale**Date:** 12/06/2024**Property Type:** House**Land Size:** 375 sqm approx**28 Geebung Rd CRANBOURNE WEST 3977 (REI/VG)** Agent Comments**Price:** \$700,000**Method:** Private Sale**Date:** 15/05/2024**Property Type:** House**Land Size:** 530 sqm approx**13 Copernicus Cirt CRANBOURNE WEST 3977 (REI/VG)** Agent Comments**Price:** \$636,000**Method:** Private Sale**Date:** 22/04/2024**Property Type:** House**Land Size:** 315 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088