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	21 Bates Street, Cranbourne West Vic 3977
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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



RT Edgar

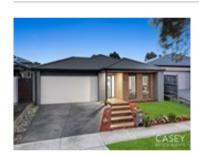




Property Type: House (Res) **Land Size:** 477 sqm approx Agent Comments

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

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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)

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Price: \$700,000 Method: Private Sale Date: 15/05/2024 Property Type: House Land Size: 530 sqm approx Agent Comments





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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



