

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 Queenie Way Cranbourne West VIC 3977

Indicative selling price

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

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Cranbourne West

Period-from

01 Jun 2020

to

31 May 2021

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

29 Woodright Circuit Cranbourne VIC 3977	\$478,000	03-Dec-20
20 Grandvista Crescent Cranbourne West VIC 3977	\$487,000	23-Jan-21

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: 11 June 2021



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**29 Woodright Circuit Cranbourne
VIC 3977**

3 2 2

Sold Price

\$478,000

Sold Date **03-Dec-20**

Distance **1.62km**



**20 Grandvista Crescent Cranbourne
West VIC 3977**

3 2 1

Sold Price

\$487,000

Sold Date **23-Jan-21**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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