

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

4 MODENA PLACE 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

or range
between

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2021

to

31 Aug 2022

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

78 CITY VISTA CIRCUIT CRANBOURNE WEST VIC 3977	\$500,000	22-Feb-22
103 KINGDOM DRIVE CRANBOURNE VIC 3977	\$490,000	13-Jul-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: 28 September 2022


**78 CITY VISTA CIRCUIT
CRANBOURNE WEST VIC 3977**
 2  1  1

Sold Price **\$500,000** Sold Date **22-Feb-22**

Distance **0.57km**

**103 KINGDOM DRIVE
CRANBOURNE VIC 3977**
 2  1  1

Sold Price **\$490,000** Sold Date **13-Jul-21**

Distance **4.23km**
RS = Recent sale

UN = Undisclosed Sale

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