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

13 FORTON CRESCENT 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	Single Price		or range between		\$620,000	&	\$680,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$680,000	Prop	erty type	HOUSE		Suburb	Cranbourne West				
Period-from	01 Mar 2022	to	28 Feb 2	023	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	
22 BALLYMARANG CHASE CRANBOURNE WEST VIC 3977	\$615,000	13-Jan-23	
9 STANFORD STREET CRANBOURNE WEST VIC 3977	\$635,000	18-Sep-22	
12 ALICE MARY ROAD CRANBOURNE WEST VIC 3977	\$665,000	07-Dec-22	

OR

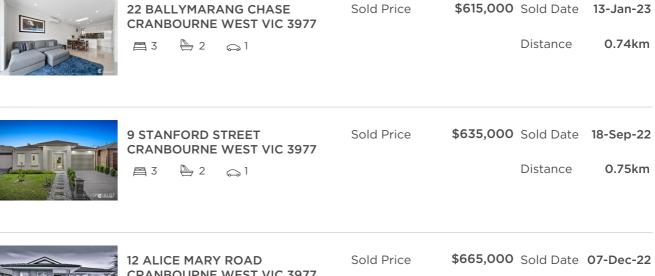
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 02 March 2023



consumer.vic.gov.au





T	12 ALICE MARY ROAD CRANBOURNE WEST VIC 3977			Sold Price	\$665,000	Sold Date 07-Dec-22		
	= 3	2 🚔	⊜ 1			Distance	1.07km	

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.