

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Wanstead Way Cranbourne West, 3977
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Indicative selling price

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

Range between	\$530,000 & \$580,000
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Median sale price

Median price	\$661,000	Property Type	HOUSE	Suburb	CRANBOURNE WEST
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Period - From	01-Jan-2023	to	30-Jun-2023	Source	REA
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Comparable property sales

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	80 City Vista Circuit Cranbourne West	\$561,000	31-Jul-2023
2	84 City Vista Circuit Cranbourne West	\$575,000	21-Aug-2023
3	22 Wanstead Way Cranbourne West	\$530,000	02-Aug-2023

This statement of information was prepared on 20-Oct-2023 at 9:30:26 AM EST