

## 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

6 BOOKHAM WAY CRANBOURNE WEST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$585,000

&

\$643,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2023

to

30 Sep 2024

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

8 MIDDLEHAM CLOSE CRANBOURNE WEST VIC 3977	\$635,000	06-Sep-24
2 ANDRE COURT CRANBOURNE WEST VIC 3977	\$630,000	27-Aug-24
10 JOYCE STREET CRANBOURNE WEST VIC 3977	\$605,000	06-May-24

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: 24 October 2024

**8 MIDDLEHAM CLOSE  
CRANBOURNE WEST VIC 3977** 3  1  3Sold Price **\$635,000** Sold Date **06-Sep-24**Distance **0.42km****2 ANDRE COURT CRANBOURNE  
WEST VIC 3977** 3  1  2Sold Price **\$630,000** Sold Date **27-Aug-24**Distance **0.85km****10 JOYCE STREET CRANBOURNE  
WEST VIC 3977** 3  1  2Sold Price **\$605,000** Sold Date **06-May-24**Distance **1.12km****RS** = Recent sale**UN** = Undisclosed Sale

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