

## 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

84 Everlasting Boulevard Cranbourne West VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2018

to

31 Oct 2019

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

1 Tallon Way Cranbourne West VIC 3977	\$663,000	19-Oct-19
32 Bayley Place Cranbourne West VIC 3977	\$605,000	28-Aug-19
59 Everlasting Boulevard Cranbourne West VIC 3977	\$635,000	05-Sep-19

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: 18 November 2019



**1 Tallon Way Cranbourne West VIC 3977**

 4  2  2

Sold Price

**\$663,000**

Sold Date

**19-Oct-19**

Distance

**0.73km**



**32 Bayley Place Cranbourne West VIC 3977**

 4  2  2

Sold Price

**\$605,000**

Sold Date

**28-Aug-19**

Distance

**0.11km**



**59 Everlasting Boulevard Cranbourne West VIC 3977**

 4  2  2

Sold Price

**\$635,000**

Sold Date

**05-Sep-19**

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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