

## 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 EMINENCE DRIVE 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

\$770,000

&

\$820,000

### 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

|  |           |           |
|--|-----------|-----------|
| 25 DAVENPORT CRESCENT CRANBOURNE WEST VIC 3977 | \$810,000 | 09-Sep-24 |
| 23 CITY VISTA CIRCUIT CRANBOURNE WEST VIC 3977 | \$810,000 | 19-Aug-24 |
| 28 ASTERIA CRESCENT CRANBOURNE WEST VIC 3977   | \$830,000 | 26-Aug-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: 09 October 2024

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**25 DAVENPORT CRESCENT  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$810,000** Sold Date **09-Sep-24**

Distance **0.57km**



**23 CITY VISTA CIRCUIT  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$810,000** <sup>UN</sup> Sold Date **19-Aug-24**

Distance **1.32km**



**28 ASTERIA CRESCENT  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price **\$830,000** Sold Date **26-Aug-24**

Distance **1.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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