

## 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

16 Mayflower Drive 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$337,000

Property type

Land

Suburb

Cranbourne West

Period-from

01 Mar 2019

to

29 Feb 2020

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 Sparrow Street Cranbourne VIC 3977	\$335,000	31-Jul-19
109 Strathlea Drive Cranbourne West VIC 3977	\$322,000	20-Sep-19
33 Flicka Boulevard Cranbourne West VIC 3977	\$321,000	12-Dec-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: 19 March 2020



## OBrien Real Estate

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### 8 Sparrow Street Cranbourne VIC 3977

4 2 2

Sold Price

**\$335,000**

Sold Date

**31-Jul-19**

Distance

**0.6km**



### 109 Strathelea Drive Cranbourne West VIC 3977

4 2 2

Sold Price

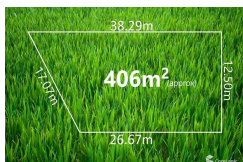
**\$322,000**

Sold Date

**20-Sep-19**

Distance

**0.75km**



### 33 Flicka Boulevard Cranbourne West VIC 3977

4 2 2

Sold Price

**\$321,000**

Sold Date

**12-Dec-19**

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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