

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	15 Black Wattle Way, Cranbourne, VIC 3977
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$729,000	&	\$789,000
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Median sale price

Median price	\$665,000	Property Type	House	Suburb	Cranbourne (3977)
Period - From	01/08/2023	to	31/07/2024	Source	<a href="https://www.realestate.com.au">https://www.realestate.com.au</a>

Comparable property sales

A	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.
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Address of comparable property	Price	Date of sale
19 BROOME CRESCENT, CRANBOURNE NORTH VIC 3977	\$740,000	14/05/2024
9 MCGARVIE DRIVE, CRANBOURNE NORTH VIC 3977	\$760,000	26/03/2024
19 FOREST OAK COURT, CRANBOURNE VIC 3977	\$780,000	24/07/2024

This Statement of Information was prepared on:	22/08/2024
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