

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 Alberton Drive Cranbourne West VIC 3977

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2020

to

31 May 2021

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

9 Celebration Court Cranbourne West VIC 3977	\$550,000	06-Apr-21
16 Pirita Place Cranbourne West VIC 3977	\$562,000	30-Mar-21
1 Rose Lane Cranbourne VIC 3977	\$575,000	25-Jan-21

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: 17 June 2021



9 Celebration Court Cranbourne West VIC 3977

 3  2  2

Sold Price **\$550,000** Sold Date **06-Apr-21**

Distance **0.54km**



16 Pirita Place Cranbourne West VIC 3977

 3  2  2

Sold Price **\$562,000** Sold Date **30-Mar-21**

Distance **0.81km**



1 Rose Lane Cranbourne VIC 3977

 3  2  2

Sold Price **\$575,000** Sold Date **25-Jan-21**

Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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