

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 Karwarren Way, Cranbourne West, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$680,000

&

\$720,000

Median sale price

Median price

\$589,500

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/07/2020

to

30/06/2021

Source

Pricefinder

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.

Address of comparable property	Price	Date of sale
4 CALLAWAY AVENUE, CRANBOURNE WEST VIC 3977	\$720,000	17/05/2021
31 WILMINGTON AVENUE, CRANBOURNE WEST VIC 3977	\$715,000	06/05/2021
12 MAYDAY DRIVE, CRANBOURNE WEST VIC 3977	\$690,000	05/05/2021

This Statement of Information was prepared on: 25/08/2021