

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

39 Jupiter Crescent, Cranbourne West Vic 3977

Indicative selling price

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

Range between \$840,000 & \$900,000

Median sale price

Median price \$609,000 Property Type House Suburb Cranbourne West

Period - From 01/04/2021 to 30/06/2021 Source REIV

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 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
1	10 Aquatic Dr CRANBOURNE WEST 3977	\$920,000	14/05/2021
2	11 Emu Bush Dr CRANBOURNE WEST 3977	\$900,000	01/04/2021
3	44 Huey Cirt CRANBOURNE 3977	\$850,000	19/04/2021

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 six months.~~

This Statement of Information was prepared on:

05/09/2021 10:15



Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

Comparable Properties

10 Aquatic Dr CRANBOURNE WEST 3977 (VG) **Agent Comments**



Price: \$920,000

Method: Sale

Date: 14/05/2021

Property Type: House (Res)

Land Size: 415 sqm approx

11 Emu Bush Dr CRANBOURNE WEST 3977 (VG) **Agent Comments**



Price: \$900,000

Method: Sale

Date: 01/04/2021

Property Type: House (Res)

Land Size: 512 sqm approx

44 Huey Cirt CRANBOURNE 3977 (VG) **Agent Comments**



Price: \$850,000

Method: Sale

Date: 19/04/2021

Property Type: House (Res)

Land Size: 576 sqm approx