



OBrien Real Estate

Victor Villella

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

40 Alarah Boulevard 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

\*House

X

\*Unit

Suburb

Cranbourne West

Period-from

01 Aug 2018

to

31 Jul 2019

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

86 Ranfurly Boulevard Cranbourne West VIC 3977	\$585,000	11-Apr-19
11 Bayley Place Cranbourne West VIC 3977	\$585,000	06-Mar-19
7 Minerva Avenue Cranbourne West VIC 3977	\$555,000	23-Jul-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: 28 August 2019

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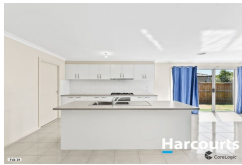
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### 86 Ranfurly Boulevard Cranbourne West VIC 3977

4 bedrooms 2 bathrooms 2 car spaces

Sold Price

**\$585,000**

Sold Date

**11-Apr-19**

Distance

**0.27km**



### 11 Bayley Place Cranbourne West VIC 3977

4 bedrooms 2 bathrooms 2 car spaces

Sold Price

Sold Date

**06-Mar-19**

Distance

**0.56km**



### 7 Minerva Avenue Cranbourne West VIC 3977

4 bedrooms 2 bathrooms 2 car spaces

Sold Price

<sup>RS</sup> **\$555,000**

Sold Date

**23-Jul-19**

Distance

**0.8km**



### 10 Zeus Avenue Cranbourne West VIC 3977

4 bedrooms 2 bathrooms 2 car spaces

Sold Price

**\$553,000**

Sold Date

**14-Jun-19**

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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