

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

8 Romulus Crescent 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/6 Nandaly Place Cranbourne West VIC 3977	\$480,444	11-Nov-21
30 Remus Circuit Cranbourne West VIC 3977	\$495,000	17-Dec-21
48 Miralie Way Cranbourne West VIC 3977	\$485,000	05-Jan-22

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: 01 February 2022



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PRIVATE INSPECTIONS AVAILABLE
 Social Distancing Regulations
 We're determined to make your distance relationships work.
 For Real Estate Agents, checking trends is part of the job, but for the most part, we're checking things out!

Beat the rush and apply immediately. Secure your next property to move into as soon as you can

1/6 Nandaly Place Cranbourne West VIC 3977 Sold Price ^{RS} **\$480,444** ^{UN} Sold Date **11-Nov-21**
 Distance **1.81km**

2 2 2



30 Remus Circuit Cranbourne West VIC 3977 Sold Price **\$495,000** Sold Date **17-Dec-21**
 Distance **0.12km**

2 1 1

Physical inspections are on hold, but that doesn't mean your property search should be.
 Beat the rush and apply immediately. Secure your next property to move into as soon as you can

48 Miralie Way Cranbourne West VIC 3977 Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **05-Jan-22**
 Distance **1.17km**

2 1 2

RS = Recent sale UN = Undisclosed Sale

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