

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

9 Danae Place, Cranbourne West, VIC 3977

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$659,000

&

\$699,000

Median sale price

Median price

\$665,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/10/2023

to

30/09/2024

Source

PropTrack

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
12 DANAЕ PLACЕ, CRANBOURNE WEST VIC 3977	\$705,000	25/07/2024
88 CALAIS CIRCUIT, CRANBOURNE WEST VIC 3977	\$720,000	12/05/2024
59 CENTRAL PARKWAY, CRANBOURNE WEST VIC 3977	\$731,000	04/04/2024

This Statement of Information was prepared on: 04/10/2024