

## 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

12 Queensberry Street Cranbourne West VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2019

to

31 May 2020

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 21 Erindale Street Cranbourne West VIC 3977    | \$687,000 | 18-Mar-20 |
| 37 Black Gum Crescent Cranbourne West VIC 3977 | \$695,000 | 10-Mar-20 |
| 20 Crepe Avenue Cranbourne West VIC 3977       | \$737,000 | 27-Mar-20 |

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: 04 June 2020



**21 Erindale Street Cranbourne West VIC 3977** Sold Price **\$687,000** Sold Date **18-Mar-20**

 4  2  2

Distance **1.37km**



**37 Black Gum Crescent Cranbourne West VIC 3977** Sold Price **\$695,000** Sold Date **10-Mar-20**

 4  2  2

Distance **1.73km**



**20 Crepe Avenue Cranbourne West VIC 3977** Sold Price <sup>RS</sup> **\$737,000** Sold Date **27-Mar-20**

 4  2  2

Distance **1.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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