

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

3 Stanford Street 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2018

to

31 Aug 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

8 Trumper Lane Cranbourne West VIC 3977	\$678,500	04-Jun-19
22 Chancellor Drive Cranbourne West VIC 3977	\$655,500	14-Aug-19
22 Alarah Boulevard Cranbourne West VIC 3977	\$625,000	09-Sep-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: 16 September 2019

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**8 Trumper Lane Cranbourne West
VIC 3977**
 4  2  2

Sold Price

\$678,500

Sold Date

04-Jun-19

Distance

1.63km

**22 Chancellor Drive Cranbourne
West VIC 3977**
 4  2  2

Sold Price

^{RS} **\$655,500**

Sold Date

14-Aug-19

Distance

0.35km

**22 Alarah Boulevard Cranbourne
West VIC 3977**
 4  2  2

Sold Price

^{RS} **\$625,000**

Sold Date

09-Sep-19

Distance

1.5km
RS = Recent sale

UN = Undisclosed Sale

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