

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 FISHBURN PLACE 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2022

to

30 Apr 2023

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

7 SCARBOROUGH AVENUE CRANBOURNE WEST VIC 3977	\$605,000	21-Feb-23
19 CHARLOTTE PLACE CRANBOURNE WEST VIC 3977	\$600,000	06-Apr-23
17 CHARLOTTE PLACE CRANBOURNE WEST VIC 3977	\$620,000	04-Mar-23

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: 12 May 2023



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**7 SCARBOROUGH AVENUE
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$605,000** Sold Date **21-Feb-23**

Distance **0.14km**



**19 CHARLOTTE PLACE
CRANBOURNE WEST VIC 3977**

3 2 1

Sold Price **\$600,000** Sold Date **06-Apr-23**

Distance **0.33km**



**17 CHARLOTTE PLACE
CRANBOURNE WEST VIC 3977**

3 2 1

Sold Price **\$620,000** Sold Date **04-Mar-23**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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