

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 CAZALY WAY 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 BRADMAN DRIVE CRANBOURNE WEST VIC 3977	\$732,000	23-Sep-21
29 OLYMPUS CRESCENT CRANBOURNE WEST VIC 3977	\$738,000	29-Jun-21
46 LEMON GROVE CRANBOURNE WEST VIC 3977	\$700,000	11-Sep-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 November 2021

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21 BRADMAN DRIVE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **\$732,000** Sold Date **23-Sep-21**

Distance **0.75km**



29 OLYMPUS CRESCENT CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **\$738,000** Sold Date **29-Jun-21**

Distance **0.65km**



46 LEMON GROVE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **\$700,000** Sold Date **11-Sep-21**

Distance **0.38km**

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

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