

## 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

7 CAZALY WAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$815,000

&

\$855,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,550

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2022

to

31 Aug 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

5 PANDORA DRIVE CRANBOURNE WEST VIC 3977	\$855,000	24-May-23
3 PANDORA DRIVE CRANBOURNE WEST VIC 3977	\$825,000	22-May-23
47 ATLAS DRIVE CRANBOURNE WEST VIC 3977	\$826,000	26-Jun-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: 21 September 2023

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**5 PANDORA DRIVE CRANBOURNE  
WEST VIC 3977**

Sold Price

**\$855,000**

Sold Date

**24-May-23**


4



2



2

Distance

**0.34km**

**3 PANDORA DRIVE CRANBOURNE  
WEST VIC 3977**

Sold Price

**\$825,000**

Sold Date

**22-May-23**


4

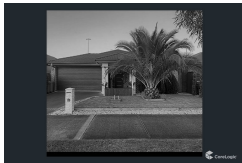


2



2

Distance

**0.33km**

**47 ATLAS DRIVE CRANBOURNE  
WEST VIC 3977**

Sold Price

**\$826,000**

Sold Date

**26-Jun-23**


4



2



2

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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