

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 9 Glasson Way, Cranbourne West, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$619,000

&

\$649,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

28/04/2020

to

14/06/2020

Source

REALESTATE.COM.AU

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
22 HERMES AVENUE, CRANBOURNE WEST VIC 3977	\$640,900	12/05/2020
39 STATHAM VIEW, CRANBOURNE WEST VIC 3977	\$640,000	08/05/2020
23 MINERVA AVENUE, CRANBOURNE WEST VIC 3977	\$620,000	03/04/2020

This Statement of Information was prepared on: 22/05/2020