

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

39 Avonbury Circuit 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

X

*Unit

Suburb

Cranbourne West

Period-from

01 Jul 2018

to

30 Jun 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

43 Avonbury Circuit Cranbourne West VIC 3977	\$500,000	14-Mar-19
17 Minerva Avenue Cranbourne West VIC 3977	\$520,000	24-Jan-19
15 Hermes Avenue Cranbourne West VIC 3977	\$539,000	19-Feb-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.~~

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**43 Avonbury Circuit Cranbourne
 West VIC 3977**

 3  2  2

Sold Price **\$500,000** Sold Date **14-Mar-19**

Distance **0.05km**



**17 Minerva Avenue Cranbourne
 West VIC 3977**

 3  2  2

Sold Price **\$520,000** Sold Date **24-Jan-19**

Distance **1.89km**



**15 Hermes Avenue Cranbourne
 West VIC 3977**

 3  2  2

Sold Price **\$539,000** Sold Date **19-Feb-19**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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