Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 28 Forton Crescent, Cranbourne West Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$680,000		&		\$740,000					
Median sale p	rice									
Median price	\$709,000	Pro	Property Type Ho		louse		Suburb	Cranbourne West		
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV			

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	29 Forton Cr CRANBOURNE WEST 3977	\$710,000	06/11/2023
2			
3			

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 six months.

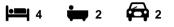
This Statement of Information was prepared on:

10/04/2024 08:55



RT Edgar





Property Type: House Agent Comments

Indicative Selling Price \$680,000 - \$740,000 Median House Price December quarter 2023: \$709,000

Comparable Properties



29 Forton Cr CRANBOURNE WEST 3977 (REI/VG)



Price: \$710,000 Method: Private Sale Date: 06/11/2023 Property Type: House Land Size: 263 sqm approx Agent Comments

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 six months.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



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