

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	16 Alice Mary Road Cranbourne West, 3977
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$665,000 & \$700,000
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### Median sale price

Median price	\$620,000	Property Type	HOUSE	Suburb	CRANBOURNE WEST
Period - From	01-Jun-2023	to	31-May-2024	Source	realestate.com.au

### Comparable property sales

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
1	88 Calais Cct, Cranbourne West	\$720,000	31-May-2024
2	109 Everlasting Blvd, Cranbourne West	\$720,000	12-Apr-2024
3	243 Monahans Rd, Cranbourne West	\$710,000	08-May-2024

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