

## 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

14 MAYFLOWER DRIVE CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2021

to

31 May 2022

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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 10 GUINEA FLOWER DRIVE CRANBOURNE WEST VIC 3977 | \$620,000 | 31-May-22 |
| 20 NOBEL DRIVE CRANBOURNE WEST VIC 3977         | \$635,000 | 07-Jun-22 |
| 2A MAYFLOWER DRIVE CRANBOURNE WEST VIC 3977     | \$556,000 | 10-Mar-21 |

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: 20 June 2022



**10 GUINEA FLOWER DRIVE  
CRANBOURNE WEST VIC 3977**

Sold Price

<sup>RS</sup> **\$620,000**

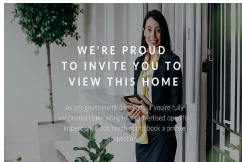
Sold Date

**31-May-22**

3 2 1

Distance

**0.08km**



**20 NOBEL DRIVE CRANBOURNE  
WEST VIC 3977**

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**07-Jun-22**

3 2 1

Distance

-



**2A MAYFLOWER DRIVE  
CRANBOURNE WEST VIC 3977**

Sold Price

**\$556,000**

Sold Date

**10-Mar-21**

3 2 1

Distance

**0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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