

## 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

32 Ranfurly Boulevard 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

\$610,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,277

Property type

House

Suburb

Cranbourne West

Period-from

01 Jan 2019

to

31 Dec 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 28 Nagle Crescent Cranbourne West VIC 3977 | \$635,000 | 07-Sep-19 |
| 8 Cazaly Way Cranbourne West VIC 3977      | \$650,000 | 28-Oct-19 |
| 41 Spearwood Rise Cranbourne West VIC 3977 | \$657,000 | 18-Nov-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.

This Statement of Information was prepared on: 15 January 2020


**28 Nagle Crescent Cranbourne West VIC 3977**

 4
  2
  2

Sold Price

**\$635,000**

Sold Date

**07-Sep-19**

Distance

**1.21km**

**8 Cazaly Way Cranbourne West VIC 3977**

 3
  2
  2

Sold Price

**\$650,000**

Sold Date

**28-Oct-19**

Distance

**1.02km**

**41 Spearwood Rise Cranbourne West VIC 3977**

 4
  2
  2

Sold Price

**\$657,000**

Sold Date

**18-Nov-19**

Distance

**0.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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