

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 43 Aquatic Drive, Cranbourne West, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$849,000

&

\$920,000

Median sale price

Median price

\$685,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
13 GOODENIA LOOP, CRANBOURNE WEST VIC 3977	\$900,000	19/05/2024
37 JUPITER CRESCENT, CRANBOURNE WEST VIC 3977	\$899,000	22/06/2024
11 KIWI CRESCENT, CRANBOURNE SOUTH VIC 3977	\$883,000	12/09/2024

This Statement of Information was prepared on: 22/01/2025