

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 118 Willow Glen Boulevard, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$559,000

&

\$614,900

Median sale price

Median price

NA

Property Type

Townhouse

Suburb

Cranbourne (3977)

Period - From

01/04/2022

to

24/03/2022

Source

REA

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are two 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
95 WILLOW GLEN BOULEVARD, CRANBOURNE VIC 3977	\$620,000	03/08/2022
1/12 William Street, Cranbourne, Vic 3977	\$604,000	03/01/2022

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24/03/2022