

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

7 Danita Way Cranbourne West VIC 3977

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2019

to

29 Feb 2020

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

3 Glenaire Crescent Cranbourne West VIC 3977	\$515,000	14-Jan-20
26 Pengana Way Cranbourne West VIC 3977	\$480,000	10-Feb-20
49 Calais Circuit Cranbourne West VIC 3977	\$475,600	12-Feb-20

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: 19 March 2020



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3 Glenaire Crescent Cranbourne West VIC 3977

3 2 2

Sold Price

\$515,000

Sold Date

14-Jan-20

Distance

0.25km



26 Pengana Way Cranbourne West VIC 3977

3 2 2

Sold Price

^{RS} **\$480,000**

Sold Date

10-Feb-20

Distance

0.47km



49 Calais Circuit Cranbourne West VIC 3977

3 2 2

Sold Price

\$475,600

Sold Date

12-Feb-20

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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