

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

1 NAGLE CRESCENT 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2022

to

30 Jun 2023

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

39 GOODENIA LOOP CRANBOURNE WEST VIC 3977	\$750,000	12-Jul-23
24 DUSKY BELLS DRIVE CRANBOURNE WEST VIC 3977	\$797,000	14-Jun-23
12 MONIQUE ROSE DRIVE CRANBOURNE WEST VIC 3977	\$756,500	27-Jun-23

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.~~

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 39 Goodenia Loop, Cranbourne West	39 GOODENIA LOOP CRANBOURNE WEST VIC 3977 3 2 2	Sold Price ^{RS} \$750,000 Sold Date 12-Jul-23 Distance 0.55km
	24 DUSKY BELLS DRIVE CRANBOURNE WEST VIC 3977 3 2 2	Sold Price ^{RS} \$797,000 Sold Date 14-Jun-23 Distance 0.97km
	12 MONIQUE ROSE DRIVE CRANBOURNE WEST VIC 3977 3 2 2	Sold Price ^{RS} \$756,500 Sold Date 27-Jun-23 Distance 1.07km

RS = Recent sale

UN = Undisclosed Sale

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