

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

8 Lindwall Drive 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

\$770,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2020

to

30 Sep 2021

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

22 Black Gum Crescent Cranbourne West VIC 3977	\$790,000	18-Aug-21
7 Olympus Crescent Cranbourne West VIC 3977	\$785,000	28-Jun-21

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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Lalifa Leona
M 0413 911 802
E lalifa.leona@ionrealestate.com.au



22 Black Gum Crescent Cranbourne West VIC 3977 Sold Price **\$790,000** Sold Date **18-Aug-21**

4 2 2

Distance **0.83km**



7 Olympus Crescent Cranbourne West VIC 3977 Sold Price **\$785,000** Sold Date **28-Jun-21**

4 2 2

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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