

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

4 MAYFLOWER 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2022

to

31 Aug 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

13 BLACK GUM CRESCENT CRANBOURNE WEST VIC 3977	\$640,000	22-Jun-23
13 FORTON CRESCENT CRANBOURNE WEST VIC 3977	\$663,000	21-Mar-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.

This Statement of Information was prepared on: 05 September 2023


**13 BLACK GUM CRESCENT
CRANBOURNE WEST VIC 3977**
 3  2  1

Sold Price **\$640,000** Sold Date **22-Jun-23**

Distance **0.26km**

**13 FORTON CRESCENT
CRANBOURNE WEST VIC 3977**
 3  2  1

Sold Price **\$663,000** Sold Date **21-Mar-23**

Distance **1.35km**
RS = Recent sale

UN = Undisclosed Sale

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