

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 Caroline 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2020

to

31 Oct 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

8 Willora Crescent Cranbourne West VIC 3977	\$600,000	03-Sep-21
3 Jindalee Gardens Cranbourne West VIC 3977	\$610,000	19-Oct-21
7 Annand Close Cranbourne West VIC 3977	\$580,000	10-Jul-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.~~

This Statement of Information was prepared on: 03 November 2021



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8 Willora Crescent Cranbourne West VIC 3977

3 1 4

Sold Price **\$600,000** Sold Date **03-Sep-21**

Distance **0.2km**



3 Jindalee Gardens Cranbourne West VIC 3977

3 1 4

Sold Price ^{RS} **\$610,000** Sold Date **19-Oct-21**

Distance **0.36km**



7 Annand Close Cranbourne West VIC 3977

3 1 2

Sold Price **\$580,000** Sold Date **10-Jul-21**

Distance **0.38km**

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

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