

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 Woodright Circuit Cranbourne 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

5 Belfort Lane Cranbourne VIC 3977	\$558,000	19-Aug-21
11 Nanea Path Cranbourne VIC 3977	\$532,000	13-Oct-21
3 Woodright Circuit Cranbourne VIC 3977	\$545,000	31-Dec-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: 10 February 2022

Casey Estate Agents

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5 Belfort Lane Cranbourne VIC 3977

3 2 2

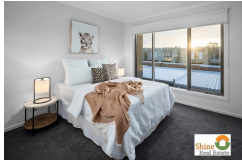
Sold Price

\$558,000

Sold Date

19-Aug-21

Distance

0.04km

11 Nanea Path Cranbourne VIC 3977

3 2 2

Sold Price

\$532,000

Sold Date

13-Oct-21

Distance

0.4km

3 Woodright Circuit Cranbourne VIC 3977

3 2 2

Sold Price

^{RS} **\$545,000**

Sold Date

31-Dec-21

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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