

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

6 Willora 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Cranbourne West

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

2/8 Marnie Drive Cranbourne West VIC 3977	\$482,000	20-Jan-22
45 Miralie Way Cranbourne West VIC 3977	\$530,000	22-Oct-21
48 Miralie Way Cranbourne West VIC 3977	\$485,000	15-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.~~

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Kate Rushton
P 5990 9502
M 0408 104 953
E kate.rushton@raywhite.com



**2/8 Marnie Drive Cranbourne West
VIC 3977**

3 1 1

Sold Price

^{RS} **\$482,000** Sold Date **20-Jan-22**

Distance **0.09km**



**45 Miralie Way Cranbourne West
VIC 3977**

3 1 1

Sold Price

\$530,000 Sold Date **22-Oct-21**

Distance **1.04km**

Physical inspections are on hold, but
that doesn't mean your property
search should be.

Beat the rush and apply immediately.
Secure your next property to move into
as soon as you can

**48 Miralie Way Cranbourne West
VIC 3977**

2 1 2

Sold Price

\$485,000 Sold Date **15-Dec-21**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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