

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 43 Aquatic Drive, Cranbourne West, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$879,000

&

\$949,000

### Median sale price

Median price

\$670,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/10/2023

to

30/09/2024

Source

Pricefinder

### Comparable property sales

A

These are the three properties sold within five kilometres of the property for sale in the last 18 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 GOODENIA LOOP, CRANBOURNE WEST VIC 3977	\$900,000	19/05/2024
37 JUPITER CRESCENT, CRANBOURNE WEST VIC 3977	\$899,000	22/06/2024
11 KIWI CRESCENT, CRANBOURNE SOUTH VIC 3977	\$883,000	12/09/2024

This Statement of Information was prepared on: 22/11/2024