

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

11 Aviara Walk 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 \$565,000 & \$605,000

Median sale price

Median price \$492,000

Property type Unit

Suburb Cranbourne

Period - From 01/02/2024

to

31/01/2025

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 twelve 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
1. 70 willow Glen Boulevard Cranbourne	\$605,000	06/07/2024
2. 8 Nanea Path Cranbourne	\$581,000	02/01/2025
3. 53 Willow Glen Boulevard Cranbourne	\$625,000	21/06/2024

This Statement of Information was prepared on: 10/04/2025