

## 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

16 AMITY WAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2024

to

28 Feb 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 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

6 SERRATA STREET CRANBOURNE WEST VIC 3977	\$758,000	03-Dec-24
5 GALILEO WAY CRANBOURNE WEST VIC 3977	\$805,000	15-Dec-24
6 RIVERSIDE DRIVE CRANBOURNE WEST VIC 3977	\$838,888	11-Dec-24

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: 17 March 2025



**6 SERRATA STREET CRANBOURNE** Sold Price **\$758,000** Sold Date **03-Dec-24**  
**WEST VIC 3977**

 4  2  2

Distance **0.86km**



**5 GALILEO WAY CRANBOURNE** Sold Price **\$805,000** Sold Date **15-Dec-24**  
**WEST VIC 3977**

 4  2  2

Distance **1.41km**



**6 RIVERSIDE DRIVE CRANBOURNE** Sold Price **\$838,888** Sold Date **11-Dec-24**  
**WEST VIC 3977**

 4  2  2

Distance **1.7km**

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

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