

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 18 Myrtle Walk, Cranbourne West, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$549,000

&

\$599,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/04/2024

to

31/03/2025

Source

realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 8 MYRTLE WALK, CRANBOURNE WEST VIC 3977 | \$567,000 | 31/03/2025 |
| 12 YAMUNA WAY, CRANBOURNE WEST VIC 3977 | \$585,000 | 05/03/2025 |
| 9 HELENSBURCH PASSAGE, CRANBOURNE WEST VIC 3977 | \$560,000 | 07/02/2025 |

This Statement of Information was prepared on: 23/04/2025