

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

22 SCOTLAND CIRCUIT 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	\$1,000,000	&	\$1,050,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$710,000	Property type	House	Suburb	Cranbourne West
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
54 SCOTLAND CIRCUIT CRANBOURNE WEST VIC 3977	\$960,000	12-Jul-25

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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Navii Sarai

M 0435757768

E navii@familyrealtors.com.au



**54 SCOTLAND CIRCUIT
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price

\$960,000

Sold Date

12-Jul-25

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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