

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 | 6 Vanguard Avenue, Cranbourne West, VIC 3977 |

Indicative selling price

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

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$459,000 | & | \$499,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |             |        |                        |
|---------------|------------|---------------|-------------|--------|------------------------|
| Median price  | \$590,000  | Property Type | Vacant Land | Suburb | Cranbourne West (3977) |
| Period - From | 01/03/2024 | to            | 28/02/2025  | Source | Realestate.com.au      |

Comparable property sales

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 six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 28/03/2025 |
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