

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

2 Malfoy Mews 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Cranbourne West

Period-from

01 Nov 2018

to

31 Oct 2019

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

1 Fairhaven Boulevard Cranbourne West VIC 3977	\$522,000	11-Jul-19
4 Jasa Crescent Cranbourne West VIC 3977	\$460,000	13-Jun-19
5 Alberton Drive Cranbourne West VIC 3977	\$483,000	30-May-19

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: 07 November 2019



1 Fairhaven Boulevard Cranbourne West VIC 3977

 3  2  2

Sold Price

\$522,000

Sold Date

11-Jul-19

Distance

0.37km



4 Jasa Crescent Cranbourne West VIC 3977

 3  2  2

Sold Price

\$460,000

Sold Date

13-Jun-19

Distance

0.44km



5 Alberton Drive Cranbourne West VIC 3977

 3  2  2

Sold Price

\$483,000

Sold Date

30-May-19

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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