

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

3 CALAIS 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2022

to

31 Mar 2023

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 PIRITA PLACE CRANBOURNE WEST VIC 3977	\$590,000	03-Mar-23
19A ROMA AVENUE CRANBOURNE VIC 3977	\$550,000	03-Oct-22
3 CANDYTUFT CLOSE CRANBOURNE NORTH VIC 3977	\$585,000	09-Oct-22

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: 03 April 2023



**1 PIRITA PLACE CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price

^{RS} **\$590,000** Sold Date **03-Mar-23**

Distance **1.36km**



**19A ROMA AVENUE CRANBOURNE
VIC 3977**

3 2 2

Sold Price

\$550,000 Sold Date **03-Oct-22**

Distance **0.99km**



**3 CANDYTUFT CLOSE
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

\$585,000 Sold Date **09-Oct-22**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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