

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

41 SPEARWOOD RISE 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2022

to

31 May 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

32 SPEARWOOD RISE CRANBOURNE WEST VIC 3977	\$780,000	14-Apr-23
24 GOODENIA LOOP CRANBOURNE WEST VIC 3977	\$785,000	28-Jan-23
28 GOODENIA LOOP CRANBOURNE WEST VIC 3977	\$770,000	23-Jan-23

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: 26 June 2023


**32 SPEARWOOD RISE
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price

RS

\$780,000

Sold Date

14-Apr-23

Distance

0.1km

**24 GOODENIA LOOP
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price

\$785,000

Sold Date

28-Jan-23

Distance

0.17km

**28 GOODENIA LOOP
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price

\$770,000

Sold Date

23-Jan-23

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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