

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

1 ANIDALA PLACE 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2023

to

30 Jun 2024

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

20 PROVIDENCE DRIVE CRANBOURNE WEST VIC 3977	\$630,000	17-Apr-24
25 EVERLASTING BOULEVARD CRANBOURNE WEST VIC 3977	\$670,000	05-Mar-24

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: 08 July 2024



**20 PROVIDENCE DRIVE
CRANBOURNE WEST VIC 3977**

3 2 1

Sold Price **\$630,000** Sold Date **17-Apr-24**

Distance **1.15km**



**25 EVERLASTING BOULEVARD
CRANBOURNE WEST VIC 3977**

3 2 1

Sold Price **\$670,000** Sold Date **05-Mar-24**

Distance **2.57km**

RS = Recent sale

UN = Undisclosed Sale

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