

## 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 DIOR COURT CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$635,000

### 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

9 MALFOY MEWS CRANBOURNE WEST VIC 3977	\$605,000	22-Jun-23
11 CAROLINE CRESCENT CRANBOURNE WEST VIC 3977	\$600,000	07-Feb-23
7 KULKAMI WAY CRANBOURNE WEST VIC 3977	\$635,000	14-Mar-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



**9 MALFOY MEWS CRANBOURNE WEST VIC 3977**

 3  1  2

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date

**22-Jun-23**

Distance

**0.25km**



**11 CAROLINE CRESCENT CRANBOURNE WEST VIC 3977**

 3  1  1

Sold Price

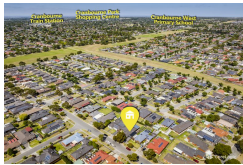
**\$600,000**

Sold Date

**07-Feb-23**

Distance

**0.77km**



**7 KULKAMI WAY CRANBOURNE WEST VIC 3977**

 3  1  1

Sold Price

**\$635,000**

Sold Date

**14-Mar-23**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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