

## 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

25 EVERLASTING BOULEVARD 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

\$585,000

&

\$643,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2023

to

31 Jan 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

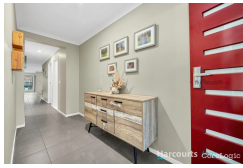
8 HAMMOND ROAD CRANBOURNE WEST VIC 3977	\$640,000	19-Oct-23
4 MAYFLOWER DRIVE CRANBOURNE WEST VIC 3977	\$637,000	21-Sep-23
16 ELANDRA WAY CRANBOURNE WEST VIC 3977	\$640,000	16-Feb-24

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: 29 February 2024

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**8 HAMMOND ROAD CRANBOURNE WEST VIC 3977**

Sold Price <sup>RS</sup> **\$640,000** Sold Date **19-Oct-23**

 3  2  1

Distance **0.74km**



**4 MAYFLOWER DRIVE CRANBOURNE WEST VIC 3977**

Sold Price **\$637,000** Sold Date **21-Sep-23**

 3  2  1

Distance **0.5km**



**16 ELANDRA WAY CRANBOURNE WEST VIC 3977**

Sold Price <sup>RS</sup> **\$640,000** Sold Date **16-Feb-24**

 3  2  1

Distance **1.5km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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