

## 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

30 AQUATIC DRIVE 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2023

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 26 LEMON GROVE CRANBOURNE WEST VIC 3977   | \$700,000 | 10-Jan-24 |
| 28 WILTON STREET CRANBOURNE WEST VIC 3977 | \$625,000 | 15-Dec-23 |
| 11 BESSIE DRIVE CRANBOURNE WEST VIC 3977  | \$660,000 | 15-May-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: 27 May 2024



**26 LEMON GROVE CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price

**\$700,000**

Sold Date

**10-Jan-24**

Distance

**0.14km**



**28 WILTON STREET CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price

**\$625,000**

Sold Date

**15-Dec-23**

Distance

**1.13km**



**11 BESSIE DRIVE CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**15-May-24**

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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