

## 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

37 MACULATA 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Cranbourne West

Period-from

01 Nov 2022

to

31 Oct 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

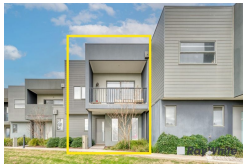
Date of sale

1 HIDDLESTON COURT CRANBOURNE WEST VIC 3977	\$530,000	27-Sep-23
2/29 NAVARRE DRIVE CRANBOURNE WEST VIC 3977	\$530,000	14-Sep-23
3/29 NAVARRE DRIVE CRANBOURNE WEST VIC 3977	\$520,000	14-Sep-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: 28 November 2023


**1 HIDDLESTON COURT  
CRANBOURNE WEST VIC 3977**
 3    2    1

 Sold Price     **\$530,000**   Sold Date   **27-Sep-23**

 Distance     **1.78km**

**2/29 NAVARRE DRIVE  
CRANBOURNE WEST VIC 3977**
 2    2    1

 Sold Price     <sup>RS</sup> **\$530,000** <sup>UN</sup>   Sold Date   **14-Sep-23**

 Distance     **1.31km**

**3/29 NAVARRE DRIVE  
CRANBOURNE WEST VIC 3977**
 2    2    1

 Sold Price     <sup>RS</sup> **\$520,000** <sup>UN</sup>   Sold Date   **14-Sep-23**

 Distance     **1.31km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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