

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 4 Bridport Street, Cranbourne West, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$999,900 & \$1,099,000

Median sale price

Median price \$768,000 Property Type House Suburb Cranbourne West (3977)

Period - From 01/01/2023 to 31/12/2023 Source realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
41 RANFURLIE BOULEVARD, CRANBOURNE WEST VIC 3977	\$1,045,000	05/12/2023
45 QUIST PARADE, CRANBOURNE WEST VIC 3977	\$1,075,000	13/10/2023
16 GLASSON WAY, CRANBOURNE WEST VIC 3977	\$1,075,000	01/08/2023

This Statement of Information was prepared on: 19/01/2024