

## 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 MINERVA AVENUE 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

\$789,000

&

\$849,000

### 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

4 EROS CRESCENT CRANBOURNE WEST VIC 3977	\$880,000	01-Mar-24
12 LINDWALL DRIVE CRANBOURNE WEST VIC 3977	\$800,000	13-Mar-24
57 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977	\$820,000	23-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: 28 May 2024



## 4 EROS CRESCENT CRANBOURNE WEST VIC 3977

4 2 2

Sold Price

**\$880,000**

Sold Date

**01-Mar-24**

Distance

**0.27km**



## 12 LINDWALL DRIVE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price

**\$800,000**

Sold Date

**13-Mar-24**

Distance

**0.45km**



## 57 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977

4 2 2

Sold Price

**\$820,000**

Sold Date

**23-Feb-24**

Distance

**1.03km**

RS = Recent sale

UN = Undisclosed Sale

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