

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

40 Willora Crescent, Cranbourne West Vic 3977

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$700,000 Property Type House Suburb Cranbourne West

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 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
1	1 Damian Ct CRANBOURNE 3977	\$620,500	08/04/2024
2	5 Kismet Cl CRANBOURNE WEST 3977	\$615,000	27/03/2024
3	2 Borrowdale Ct CRANBOURNE WEST 3977	\$600,000	06/05/2024

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 six months.~~

This Statement of Information was prepared on: 08/07/2024 12:48



Property Type: House (Previously Occupied - Detached)
Land Size: 532 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 Year ending March 2024: \$700,000

Comparable Properties



1 Damian Ct CRANBOURNE 3977 (REI/VG)

Agent Comments



Price: \$620,500
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 585 sqm approx



5 Kismet Ct CRANBOURNE WEST 3977 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 645 sqm approx



2 Borrowdale Ct CRANBOURNE WEST 3977 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 530 sqm approx

Account - Barry Plant | P: 03 9803 0400