

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

41 RANFURLIE BOULEVARD CRANBOURNE WEST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,550

Property type

House

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

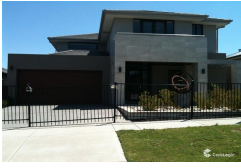
Date of sale

| | | |
|--|-------------|-----------|
| 8 EVERLASTING BOULEVARD CRANBOURNE WEST VIC 3977 | \$1,100,000 | 28-Aug-23 |
| 45 QUIST PARADE CRANBOURNE WEST VIC 3977 | \$1,075,000 | 13-Oct-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: 03 November 2023



8 EVERLASTING BOULEVARD CRANBOURNE WEST VIC 3977

 4  2  2

Sold Price **\$1,100,000** Sold Date **28-Aug-23**

Distance **0.63km**

**-GR8
EST8
AGENTS**

Call for Private Inspection
or "Thinking of Selling?"
Leo Zenilli
Licensed Estate Agent / Partner
Also 0424 822 184 Email: leo@gr8est8.com.au
"AGENT OF THE YEAR" 2022 & 2023 - Cranbourne West



45 QUIST PARADE CRANBOURNE WEST VIC 3977

 4  2  2

Sold Price ^{RS} **\$1,075,000** Sold Date **13-Oct-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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