

## 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

6 HARPER CRESCENT 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2023

to

31 Jan 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

7 RATHDOWNE STREET CRANBOURNE WEST VIC 3977	\$799,999	08-Nov-23
15 GRANDVISTA CRESCENT CRANBOURNE WEST VIC 3977	\$858,000	30-Sep-23
7 ST CLAIR AVENUE CRANBOURNE WEST VIC 3977	\$875,000	18-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: 06 February 2024



**7 RATHDOWNE STREET  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$799,999** Sold Date **08-Nov-23**

Distance **0.14km**



**15 GRANDVISTA CRESCENT  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price **\$858,000** Sold Date **30-Sep-23**

Distance **0.37km**



**7 ST CLAIR AVENUE  
CRANBOURNE WEST VIC 3977**

4 2 -

Sold Price **\$875,000** Sold Date **18-Oct-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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