

# 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 65 Central Parkway, 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$675,000 Property Type House Suburb Cranbourne West

Period - From 22/03/2023 to 21/03/2024 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	2 Fishburn PI CRANBOURNE WEST 3977	\$640,000	24/11/2023
2	11 Andre Ct CRANBOURNE WEST 3977	\$620,000	14/12/2023
3	1 Calais Cirt CRANBOURNE WEST 3977	\$620,000	14/02/2024

**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: 22/03/2024 14:21



3 -

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

22/03/2023 - 21/03/2024: \$675,000

## Comparable Properties



**2 Fishburn PI CRANBOURNE WEST 3977 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$640,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** House

**Land Size:** 531 sqm approx



**11 Andre Ct CRANBOURNE WEST 3977 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** House

**Land Size:** 618 sqm approx



**1 Calais Cirt CRANBOURNE WEST 3977 (REI)**

Agent Comments

4 2 2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** House

**Land Size:** 482 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222