Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 65 Central Parkway, Cranbourne West Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$600,000		&		\$660,000				
Median sale price									
Median price	\$675,000	Pro	Property Type Hou		use		Suburb	Cranbourne West	
Period - From	22/03/2023	to	21/03/2024		So	urce	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.

Ad	dress 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









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) 4 2 2 2 2 Price: \$640,000 Method: Private Sale Date: 24/11/2023 Property Type: House Land Size: 531 sqm approx	Agent Comments
11 Andre Ct CRANBOURNE WEST 3977 (REI/VG) 4 2 2 2 Price: \$620,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 618 sqm approx	Agent Comments
1 Calais Cirt CRANBOURNE WEST 3977 (REI) 1 <	Agent Comments

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





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