

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

7 KARWARREN WAY 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2022

to

31 Jul 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

9 NANDALY PLACE CRANBOURNE WEST VIC 3977	\$670,000	20-Feb-23
14 FAIRHAVEN BOULEVARD CRANBOURNE WEST VIC 3977	\$622,000	26-Jul-23
40 KULKAMI WAY CRANBOURNE WEST VIC 3977	\$635,000	27-Mar-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: 10 August 2023

**9 NANDALY PLACE CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price

\$670,000

Sold Date

20-Feb-23

Distance

0.13km**14 FAIRHAVEN BOULEVARD
CRANBOURNE WEST VIC 3977**

3 2 1

Sold Price

RS \$622,000

Sold Date

26-Jul-23

Distance

0.39km**40 KULKAMI WAY CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price

\$635,000

Sold Date

27-Mar-23

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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