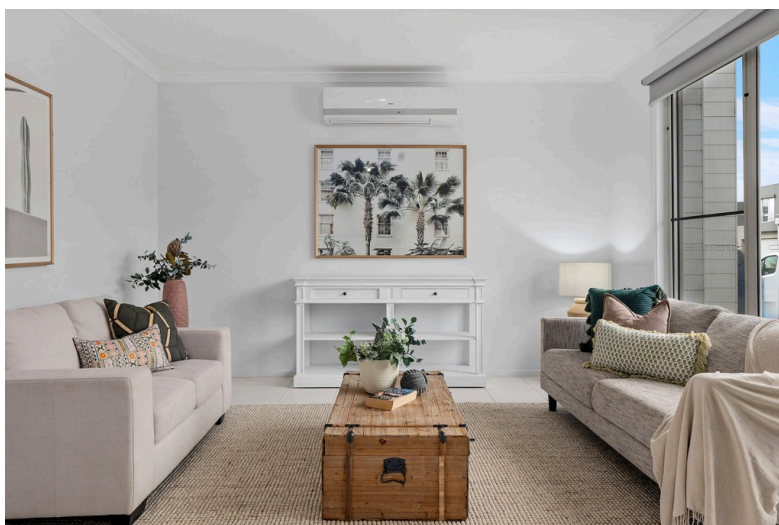


Statement of Information

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 **70 Willow Glen Boulevard, Cranbourne West 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 \$585,000 & \$610,000

Median sale price

Median price \$630,000 Property type *Unit* Suburb Cranbourne

Period - From 01/05/2023 to 30/04/2024 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 twelve 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. 68 Willow Glen Boulevard, Cranbourne VIC 3977	\$590,000	30/01/2024
2. 27 Willow Glen Boulevard, Cranbourne VIC 3977	\$617,500	08/04/2024
3. 14 PebbleBeach Path, Cranbourne VIC 3977	\$575,000	15/12/2023

This Statement of Information was prepared on: 05/06/2024