

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

8 GREENMANTLE CLOSE 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2023

to

30 Apr 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

1 DON DRIVE CRANBOURNE WEST VIC 3977	\$499,950	04-Mar-24
1 ANNAND CLOSE CRANBOURNE WEST VIC 3977	\$520,000	11-Dec-23
24 MARNIE DRIVE CRANBOURNE WEST VIC 3977	\$490,000	18-Nov-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: 07 May 2024

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**1 DON DRIVE CRANBOURNE WEST
VIC 3977**

Sold Price

^{RS} **\$499,950** ^{UN}

Sold Date **04-Mar-24**

3 1 -

Distance **0.82km**



**1 ANNAND CLOSE CRANBOURNE
WEST VIC 3977**

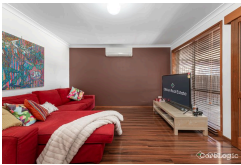
Sold Price

\$520,000

Sold Date **11-Dec-23**

3 1 1

Distance **0.58km**



**24 MARNIE DRIVE CRANBOURNE
WEST VIC 3977**

Sold Price

\$490,000

Sold Date **18-Nov-23**

3 1 2

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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