

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

88 FUSION CIRCUIT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2023

to

29 Feb 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

30 MYRTLE WALK CRANBOURNE WEST VIC 3977	\$585,900	12-Jan-24
22 HARVARD STREET CRANBOURNE WEST VIC 3977	\$615,000	25-Oct-23
20 CORAL-PEA WAY CRANBOURNE WEST VIC 3977	\$535,000	05-Dec-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: 14 March 2024


**30 MYRTLE WALK CRANBOURNE
WEST VIC 3977**
 3
  2
  2

Sold Price

\$585,900

Sold Date

12-Jan-24

Distance

0.07km

**22 HARVARD STREET
CRANBOURNE WEST VIC 3977**
 3
  2
  2

Sold Price

\$615,000

Sold Date

25-Oct-23

Distance

0.34km

**20 CORAL-PEA WAY
CRANBOURNE WEST VIC 3977**
 3
  2
  2

Sold Price

\$535,000

Sold Date

05-Dec-23

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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