

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 FURZE COURT 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2021

to

30 Apr 2022

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 HOPE COURT CRANBOURNE WEST VIC 3977	\$735,000	02-Mar-22
25 FAIRHAVEN BOULEVARD CRANBOURNE WEST VIC 3977	\$730,000	06-Dec-21
18 MIDDLEHAM CLOSE CRANBOURNE WEST VIC 3977	\$715,000	18-Apr-22

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: 18 May 2022



**1 HOPE COURT CRANBOURNE
WEST VIC 3977**

 4  2  2

Sold Price **\$735,000** Sold Date **02-Mar-22**

Distance **0.47km**



**25 FAIRHAVEN BOULEVARD
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price **\$730,000** Sold Date **06-Dec-21**

Distance **0.62km**



**18 MIDDLEHAM CLOSE
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$715,000** Sold Date **18-Apr-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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