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<br>Including suburb and postcode | 12 MONIQUE ROSE DRIVE 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 | $725,000 | & | $775,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $680,000 | Property type | House | Suburb | Cranbourne West |
| Period-from | 01 Jun 2022 | to | 31 May 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 |
|---|---|---|
| 21 STOCKS DRIVE CRANBOURNE WEST VIC 3977 | $785,000 | 17-May-23 |
| 21 CITY VISTA CIRCUIT CRANBOURNE WEST VIC 3977 | $750,000 | 10-Feb-23 |
| 6 TRUEMAN STREET CRANBOURNE WEST VIC 3977 | $730,000 | 15-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: 06 June 2023

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**21 STOCKS DRIVE CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price RS $785,000 Sold Date 17-May-23

Distance 0.5km



**21 CITY VISTA CIRCUIT CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price $750,000 Sold Date 10-Feb-23

Distance 0.64km



**6 TRUEMAN STREET CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price RS $730,000 Sold Date 15-Mar-23

Distance 0.88km

**RS** = Recent sale **UN** = Undisclosed Sale

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