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	21 Red Poll Road 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	$560,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$516,277	Property type	House	Suburb	Cranbourne West
Period-from	01 Dec 2018	to	30 Nov 2019	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
50 Wilmington Avenue Cranbourne West VIC 3977	$595,000	06-Aug-19
18 Guinea Flower Drive Cranbourne West VIC 3977	$583,000	31-Aug-19
7 Quist Parade Cranbourne West VIC 3977	$615,000	08-Oct-19

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: 17 December 2019

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50 Wilmington Avenue Cranbourne West VIC 3977
4 2 2

Sold Price **$595,000** Sold Date **06-Aug-19**
Distance **1.38km**



18 Guinea Flower Drive Cranbourne West VIC 3977
4 2 2

Sold Price **$583,000** Sold Date **31-Aug-19**
Distance **0.32km**



7 Quist Parade Cranbourne West VIC 3977
4 2 2

Sold Price **$615,000** Sold Date **08-Oct-19**
Distance **0.71km**



40 Alarah Boulevard Cranbourne West VIC 3977
4 2 2

Sold Price **$595,200** Sold Date **31-Aug-19**
Distance **0.21km**



33 Erindale Street Cranbourne West VIC 3977
4 2 2

Sold Price **$526,500** Sold Date **22-Sep-19**
Distance **0.38km**



14 Ranfurlie Boulevard Cranbourne West VIC 3977
4 2 2

Sold Price **$545,000** Sold Date **08-Aug-19**
Distance **0.57km**

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

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17 Atlas Drive Cranbourne West VIC 3977

4 2 2

Sold Price **$625,000** Sold Date **11-Jun-19**

Distance **0.62km**



15 Bugle Lane Cranbourne West VIC 3977

4 2 2

Sold Price **$607,000** Sold Date **24-May-19**

Distance **0.63km**



7 Stocks Drive Cranbourne West VIC 3977

4 2 2

Sold Price **$600,000** Sold Date **09-May-19**

Distance **0.74km**



19 Minerva Avenue Cranbourne West VIC 3977

4 2 2

Sold Price **$577,000** Sold Date **02-Sep-19**

Distance **0.83km**



15 Jupiter Crescent Cranbourne West VIC 3977

4 2 2

Sold Price **$590,000** Sold Date **06-Jul-19**

Distance **0.84km**



228 Duff Street Cranbourne West VIC 3977

4 2 2

Sold Price **$562,000** Sold Date **05-Sep-19**

Distance **1.16km**

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39 Elmsford Crescent Cranbourne West VIC 3977

4 2 2

Sold Price **$572,500** Sold Date **15-May-19**

Distance **1.37km**

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

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