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	2 Shadi 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$516,277	Property type	House	Suburb	Cranbourne West
Period-from	01 Jan 2019	to	31 Dec 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
9 Andre Court Cranbourne West VIC 3977	$530,000	26-Nov-19
3 Curnow Court Cranbourne West VIC 3977	$505,000	01-Aug-19
106 Raisell Road Cranbourne West VIC 3977	$525,000	27-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.~~

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9 Andre Court Cranbourne West VIC 3977

4 2 1

Sold Price **$530,000** Sold Date **26-Nov-19**

Distance **0.13km**



3 Curnow Court Cranbourne West VIC 3977

4 2 2

Sold Price **$505,000** Sold Date **01-Aug-19**

Distance **0.21km**



106 Raisell Road Cranbourne West VIC 3977

3 2 2

Sold Price **$525,000** Sold Date **27-Oct-19**

Distance **0.35km**



7 Andre Court Cranbourne West VIC 3977

3 2 1

Sold Price **-** Sold Date **12-Aug-19**

Distance **0.17km**

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

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