

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

61 Avonbury 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

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

3 Stanford Street Cranbourne West VIC 3977	\$681,000	30-Sep-19
9 Statham View Cranbourne West VIC 3977	\$675,000	29-Oct-19
22 Chancellor Drive Cranbourne West VIC 3977	\$650,500	14-Aug-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: 03 December 2019


**3 Stanford Street Cranbourne West
VIC 3977**
 4  2  2

Sold Price

\$681,000

Sold Date

30-Sep-19

Distance

0.49km

**9 Statham View Cranbourne West
VIC 3977**
 4  2  2

Sold Price

^{RS} **\$675,000** ^{UN}

Sold Date

29-Oct-19

Distance

1.48km

**22 Chancellor Drive Cranbourne
West VIC 3977**
 4  2  2

Sold Price

\$650,500

Sold Date

14-Aug-19

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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