

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

7 Strickland Street 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2020

to

30 Apr 2021

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

7 Hammond Road Cranbourne West VIC 3977	\$560,000	19-Apr-21
7 Lemon Grove Cranbourne West VIC 3977	\$580,000	07-Apr-21
15 Black Gum Crescent Cranbourne West VIC 3977	\$567,500	27-Feb-21

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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7 Hammond Road Cranbourne West VIC 3977 Sold Price

^{RS} **\$560,000** Sold Date **19-Apr-21**

3 2 1

Distance **0.04km**



7 Lemon Grove Cranbourne West VIC 3977 Sold Price

^{RS} **\$580,000** Sold Date **07-Apr-21**

3 2 1

Distance **0.32km**



15 Black Gum Crescent Cranbourne West VIC 3977 Sold Price

^{RS} **\$567,500** Sold Date **27-Feb-21**

3 2 1

Distance **0.59km**

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

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