

## 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

6 Karwarren Way Cranbourne West VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,250

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2020

to

31 Jul 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

4 Mingay Place Cranbourne West VIC 3977	\$620,000	25-Jun-21
81 Breens Road Cranbourne West VIC 3977	\$625,000	16-Mar-21
12 Bernborough Avenue Cranbourne West VIC 3977	\$630,000	11-Mar-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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**4 Mingay Place Cranbourne West  
VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**25-Jun-21**

Distance

**0.29km**



**81 Breens Road Cranbourne West  
VIC 3977**

4 2 2

Sold Price

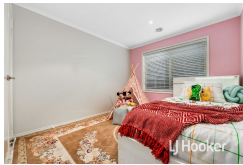
**\$625,000**

Sold Date

**16-Mar-21**

Distance

**0.49km**



**12 Bernborough Avenue  
Cranbourne West VIC 3977**

4 2 2

Sold Price

**\$630,000**

Sold Date

**11-Mar-21**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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