

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 Elandra Way 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2020

to

31 Oct 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

8 Willora Crescent Cranbourne West VIC 3977	\$600,000	03-Sep-21
54 Bernborough Avenue Cranbourne West VIC 3977	\$595,000	10-Nov-21
17 Navarre Drive Cranbourne West VIC 3977	\$591,500	19-Oct-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.~~

This Statement of Information was prepared on: 13 November 2021


8 Willora Crescent Cranbourne West VIC 3977
 3  1  4

 Sold Price **\$600,000** Sold Date **03-Sep-21**

 Distance **0.35km**

54 Bernborough Avenue Cranbourne West VIC 3977
 3  1  2

 Sold Price ^{RS} **\$595,000** Sold Date **10-Nov-21**

 Distance **0.75km**

17 Navarre Drive Cranbourne West VIC 3977
 3  1  2

 Sold Price ^{RS} **\$591,500** ^{UN} Sold Date **19-Oct-21**

 Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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