

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

4 JOYCE 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2022

to

31 Aug 2023

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

16 MARNIE DRIVE CRANBOURNE WEST VIC 3977	\$575,000	31-May-23
61 WILLORA CRESCENT CRANBOURNE WEST VIC 3977	\$579,500	13-May-23
24 WILLORA CRESCENT CRANBOURNE WEST VIC 3977	\$585,000	10-Sep-23

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 September 2023


**16 MARNIE DRIVE CRANBOURNE
WEST VIC 3977**

 3
  1
  2

Sold Price

\$575,000

Sold Date

31-May-23

Distance

0.35km

**61 WILLORA CRESCENT
CRANBOURNE WEST VIC 3977**

 3
  1
  2

Sold Price

\$579,500

Sold Date

13-May-23

Distance

0.22km

**24 WILLORA CRESCENT
CRANBOURNE WEST VIC 3977**

 3
  1
  2

Sold Price

^{RS} **\$585,000**

Sold Date

10-Sep-23

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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