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<br>Including suburb and postcode | 5 FOXTAIL PLACE 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 | $660,000 | & | $700,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $680,000 | Property type | House | Suburb | Cranbourne West |
| Period-from | 01 Jul 2022 | to | 30 Jun 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 |
|---|---|---|
| 9 MERRITT AVENUE CRANBOURNE WEST VIC 3977 | $695,000 | 05-Jun-23 |
| 41 GEORGE FREDERICK ROAD CRANBOURNE WEST VIC 3977 | $680,000 | 18-Jun-23 |
| 33 CITY VISTA CIRCUIT CRANBOURNE WEST VIC 3977 | $675,000 | 27-Mar-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: 17 July 2023

Michelle Stephens
P 0397830688
M 0417 352 644
E michelle.stephens@obrienrealestate.com.



**9 MERRITT AVENUE CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price RS $695,000 Sold Date 05-Jun-23

Distance 0.24km



**41 GEORGE FREDERICK ROAD CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price RS $680,000 Sold Date 18-Jun-23

Distance 0.37km



**33 CITY VISTA CIRCUIT CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price $675,000 Sold Date 27-Mar-23

Distance 0.65km



**26 ELMSFORD CRESCENT CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price $698,000 Sold Date 27-Mar-23

Distance 1.83km

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

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