

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 LINDA DRIVE 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

\$695,000

&

\$764,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2023

to

31 Mar 2024

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 MAUREEN CLOSE CRANBOURNE WEST VIC 3977	\$760,000	31-Oct-23
12 BREYNIA WAY CRANBOURNE WEST VIC 3977	\$750,000	06-Mar-24
41 KULKAMI WAY CRANBOURNE WEST VIC 3977	\$720,000	20-Nov-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: 06 April 2024



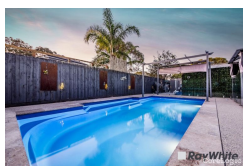
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7 MAUREEN CLOSE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price

\$760,000

Sold Date

31-Oct-23

Distance

0.68km



12 BREYNIA WAY CRANBOURNE WEST VIC 3977

4 2 2

Sold Price

^{RS} **\$750,000**

Sold Date

06-Mar-24

Distance

1.12km



41 KULKAMI WAY CRANBOURNE WEST VIC 3977

4 2 2

Sold Price

\$720,000

Sold Date

20-Nov-23

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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