

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

13 HEMINGWAY GROVE 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

\$675,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2024

to

31 Mar 2025

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

3 TAUNA PLACE CRANBOURNE WEST VIC 3977	\$735,100	12-Dec-24
22 ROUSE STREET CRANBOURNE VIC 3977	\$730,000	26-Nov-24
16 PANAMA ROAD CRANBOURNE WEST VIC 3977	\$722,000	04-Mar-25

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: 09 April 2025

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E andrew.a@obrienrealestate.com.au**3 TAUNA PLACE CRANBOURNE
WEST VIC 3977** 4  2  4

Sold Price

\$735,100

Sold Date

12-Dec-24

Distance

0.8km**22 ROUSE STREET CRANBOURNE
VIC 3977** 4  2  -

Sold Price

\$730,000

Sold Date

26-Nov-24

Distance

1.9km**16 PANAMA ROAD CRANBOURNE
WEST VIC 3977** 4  2  2

Sold Price

^{RS} **\$722,000**

Sold Date

04-Mar-25

Distance

1.68km**RS** = Recent sale**UN** = Undisclosed Sale

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