

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

8 NYARRIN 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

\$619,000

&

\$664,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2023

to

31 May 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

8 NANDALY PLACE CRANBOURNE WEST VIC 3977	634500	25-May-24
19 GLENAIRE CRESCENT CRANBOURNE WEST VIC 3977	652000	02-May-24
5 MINGAY PLACE CRANBOURNE WEST VIC 3977	660000	07-May-24

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: 25 June 2024



8 NANDALY PLACE CRANBOURNE WEST VIC 3977

3 2 1

Sold Price

RS **634500** UNSold Date **25-May-24**

Distance

-



19 GLENAIRE CRESCENT CRANBOURNE WEST VIC 3977

3 2 1

Sold Price

RS **652000** UNSold Date **02-May-24**

Distance

-



5 MINGAY PLACE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price

RS **660000** UNSold Date **07-May-24**

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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