# 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

53 SCARBOROUGH AVENUE 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 betwee		\$580,000	&	\$620,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$682,000	Prop	erty type	House		Suburb	Cranbourne West			
Period-from	01 Aug 2023	to	31 Jul 20	)24	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	
14 NEPTUNE PLACE CRANBOURNE WEST VIC 3977	\$620,000	06-Aug-24	
28 LINDA DRIVE CRANBOURNE WEST VIC 3977	\$580,000	01-Jun-24	
3 MACULATA DRIVE CRANBOURNE WEST VIC 3977	\$590,000	14-Aug-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: 26 August 2024



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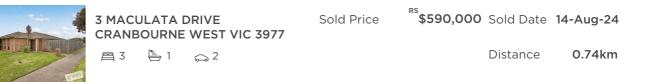
- M 0408 104 953
- E kate.rushton@raywhite.com



14 NEPTUNE PLACE CRANBOURNE Sold Price WEST VIC 3977					ò	<sup>RS</sup> \$620,000	Sold Date	06-Aug-24
<b>=</b> 3	1	<b>⇔</b> 1					Distance	0.07km



	28 LINDA DRIVE CRANBOURNE WEST VIC 3977			Sold Price	<sup>RS</sup> \$580,000	Sold Date	01-Jun-24
H.	<b>=</b> 3	1	⇔1			Distance	0.5km



#### RS = Recent sale UN = Undisclosed Sale

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