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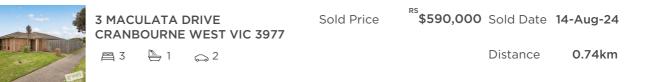
- M 0408 104 953
- E kate.rushton@raywhite.com



| 14 NEPTUNE PLACE CRANBOURNE Sold Price WEST VIC 3977 | | | | | ò | ^{RS} \$620,000 | Sold Date | 06-Aug-24 |
|---|---|------------|--|--|---|-------------------------|-----------|-----------|
| = 3 | 1 | ⇔ 1 | | | | | Distance | 0.07km |
| | | | | | | | | |



| | 28 LINDA DRIVE CRANBOURNE WEST VIC 3977 | | | Sold Price | ^{RS} \$580,000 | Sold Date | 01-Jun-24 |
|----|--|---|----|------------|-------------------------|-----------|-----------|
| H. | = 3 | 1 | ⇔1 | | | Distance | 0.5km |



RS = Recent sale UN = Undisclosed Sale

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