

## 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

23 MARNIE DRIVE CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2023

to

31 Jul 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

56 WILLORA CRESCENT CRANBOURNE WEST VIC 3977	\$626,000	12-Aug-24
33 BATES STREET CRANBOURNE WEST VIC 3977	\$610,000	25-Jul-24
8 GREENMANTLE CLOSE CRANBOURNE WEST VIC 3977	\$640,000	25-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: 24 August 2024



**56 WILLORA CRESCENT  
CRANBOURNE WEST VIC 3977**

3 2 1

Sold Price <sup>RS</sup> **\$626,000** Sold Date **12-Aug-24**

Distance **0.19km**



**33 BATES STREET CRANBOURNE  
WEST VIC 3977**

3 2 1

Sold Price <sup>RS</sup> **\$610,000** Sold Date **25-Jul-24**

Distance **0.52km**



**8 GREENMANTLE CLOSE  
CRANBOURNE WEST VIC 3977**

3 2 -

Sold Price <sup>RS</sup> **\$640,000** Sold Date **25-May-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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