

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

2/3 Navarre Drive 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Cranbourne West

Period-from

01 Jan 2020

to

31 Dec 2020

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

6 Willora Crescent Cranbourne West VIC 3977	\$410,000	01-Oct-20
1/1 Fairfield Street Cranbourne VIC 3977	\$400,000	21-Aug-20
2/10 Milner Court Cranbourne VIC 3977	\$400,000	06-Oct-20

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: 04 January 2021



6 Willora Crescent Cranbourne West VIC 3977

 3  1  2

Sold Price **\$410,000** Sold Date **01-Oct-20**

Distance **0.49km**



1/1 Fairfield Street Cranbourne VIC 3977

 2  1  2

Sold Price ^{RS} **\$400,000** Sold Date **21-Aug-20**

Distance **2.25km**



2/10 Milner Court Cranbourne VIC 3977

 2  1  1

Sold Price **\$400,000** Sold Date **06-Oct-20**

Distance **2.41km**

RS = Recent sale UN = Undisclosed Sale

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