

## 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

11 Lindwall 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

\$510,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jan 2019

to

31 Dec 2019

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

33 Erindale Street Cranbourne West VIC 3977	\$526,500	22-Sep-19
54 Remus Circuit Cranbourne West VIC 3977	\$543,000	24-Aug-19

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.

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**33 Erindale Street Cranbourne West VIC 3977**

 4  2  2

Sold Price **\$526,500** Sold Date **22-Sep-19**

Distance **0.87km**



**54 Remus Circuit Cranbourne West VIC 3977**

 4  2  2

Sold Price **\$543,000** Sold Date **24-Aug-19**

Distance **1.79km**

RS = Recent sale      UN = Undisclosed Sale

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