

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

10 Asteria Crescent 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2019

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 35 Quarters Boulevard Cranbourne West VIC 3977 | \$668,000 | 02-Mar-20 |
| 11 Atlas Drive Cranbourne West VIC 3977 | \$680,000 | 04-Feb-20 |
| 26 Spearwood Rise Cranbourne West VIC 3977 | \$700,000 | 11-Feb-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: 08 May 2020



35 Quarters Boulevard Cranbourne West VIC 3977

4 2 2

Sold Price

\$668,000

Sold Date

02-Mar-20

Distance

1.84km



11 Atlas Drive Cranbourne West VIC 3977

4 2 2

Sold Price

\$680,000

Sold Date

04-Feb-20

Distance

0.24km



26 Spearwood Rise Cranbourne West VIC 3977

4 2 2

Sold Price

\$700,000

Sold Date

11-Feb-20

Distance

1.16km



14 Erindale Street Cranbourne West VIC 3977

4 2 2

\$733,000

Sold Date

29-Feb-20

Distance

0.4km



13 Erindale Street Cranbourne West VIC 3977

4 2 2

\$731,000

Sold Date

28-Jan-20

Distance

0.41km



34 Spearwood Rise Cranbourne West VIC 3977

4 2 2

Sold Price

\$640,000

Sold Date

09-Jan-20

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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32 John Russell Road Cranbourne West VIC 3977

Sold Price

\$615,000

Sold Date

28-Jan-20

4 2 2

Distance

1.12km



32 Ranfurly Boulevard Cranbourne West VIC 3977

Sold Price

\$643,000

Sold Date

22-Jan-20

4 2 2

Distance

1.33km



26 Crepe Avenue Cranbourne West VIC 3977

Sold Price

\$652,500^{UN}

Sold Date

03-Feb-20

4 2 2

Distance

1.6km



35 Morningside Boulevard Cranbourne West VIC 3977

Sold Price

\$615,000

Sold Date

24-Dec-19

4 2 2

Distance

1.9km



8 Watford Avenue Cranbourne West VIC 3977

Sold Price

\$662,000

Sold Date

07-Jan-20

4 2 2

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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