

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 16 Elcan 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)

Range between \$*630,000 & \$690,000

Median sale price

Median price \$660,000 Property type House Suburb Cranbourne West

Period - From 31/7/2023 to 30/7/2024 Source realestate.com.au

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 six 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
1 – 27 Hazelmere Avenue, Cranbourne West	\$710,000	6/3/2024
2 – 49 St Clair Avenue, Cranbourne West	\$700,000	3/3/2024
3 – 9 Romulus Crescent, Cranbourne West	\$721,000	1/6/2024

This Statement of Information was prepared on: 13/8/2024