

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

1/50 GWEN ROAD 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Commercial

Suburb

Cranbourne West

Period-from

01 May 2023

to

30 Apr 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

5/27 INDUSTRIAL CIRCUIT CRANBOURNE WEST VIC 3977

\$985,000

09-Jul-23

1 HAMPDEN ROAD CRANBOURNE WEST VIC 3977

\$1,222,980

22-Jun-23

8/1-3 UNIVERSAL WAY CRANBOURNE WEST VIC 3977

\$870,000

26-Mar-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: 30 May 2024

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**5/27 INDUSTRIAL CIRCUIT
CRANBOURNE WEST VIC 3977**

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Sold Price **\$985,000** Sold Date **09-Jul-23**

Distance **0.33km**



**1 HAMPDEN ROAD CRANBOURNE
WEST VIC 3977**

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Sold Price **\$1,222,980** Sold Date **22-Jun-23**

Distance **0.97km**



**8/1-3 UNIVERSAL WAY
CRANBOURNE WEST VIC 3977**

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Sold Price ^{RS} **\$870,000** ^{UN} Sold Date **26-Mar-24**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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