

# 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 162 Monahans Road, Cranbourne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$599,000 & \$649,000

### Median sale price

Median price \$630,000 Property type House Suburb Cranbourne

Period - From 21/07/2021 to 21/07/2022 Source Property Track

### Comparable property sales

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 |
|---------------------------------|-----------|--------------|
| 1 171 Monahans Road, Cranbourne | \$632,000 | 07/03/2022   |
| 2 26 Camms Road, Cranbourne     | \$665,000 | 08/03/2022   |
| 3 5 Rosalie Avenue, Cranbourne  | \$600,000 | 19/05/2022   |

This Statement of Information was prepared on: Thursday 21<sup>st</sup> July, 2022