

## 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

103 ALARAH BOULEVARD 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

\$779,000

&

\$849,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2024

to

28 Feb 2025

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

|  |           |           |
|--|-----------|-----------|
| 16 STATHAM VIEW CRANBOURNE WEST VIC 3977 | \$800,000 | 04-Jan-25 |
| 29 STATHAM VIEW CRANBOURNE WEST VIC 3977 | \$810,000 | 17-Oct-24 |
| 27 ATLAS DRIVE CRANBOURNE WEST VIC 3977  | \$820,000 | 28-Jan-25 |

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: 07 March 2025



**16 STATHAM VIEW CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price

**\$800,000**

Sold Date

**04-Jan-25**

Distance

**0.12km**



**29 STATHAM VIEW CRANBOURNE  
WEST VIC 3977**

4 2 2

Sold Price

**\$810,000**

Sold Date

**17-Oct-24**

Distance

**0.24km**



**27 ATLAS DRIVE CRANBOURNE  
WEST VIC 3977**

4 2 2

Sold Price

**\$820,000**

Sold Date

**28-Jan-25**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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