

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

48 MONAHANS ROAD, CRANBOURNE, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$490,000

Median sale price

Median price

\$500,400

House

X

Unit

Suburb

CRANBOURNE

Period

01 July 2017 to 30 September 2017

Source



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
21 MONAHANS RD, CRANBOURNE WEST, VIC 3977	*\$485,000	03/10/2017
42 LURLINE ST, CRANBOURNE, VIC 3977	\$500,000	04/09/2017
72 CIRCLE DR, CRANBOURNE, VIC 3977	\$490,888	21/08/2017