

## 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

9 MAYFLOWER DRIVE CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$639,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2023

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 29 GEORGE FREDERICK ROAD CRANBOURNE WEST VIC 3977 | \$670,000 | 10-May-24 |
| 9 ROMULUS CRESCENT CRANBOURNE WEST VIC 3977       | \$721,000 | 01-Jun-24 |
| 12 COPERNICUS CIRCUIT CRANBOURNE WEST VIC 3977    | \$670,000 | 04-May-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: 03 October 2024



**29 GEORGE FREDERICK ROAD  
CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price **\$670,000** Sold Date **10-May-24**

Distance **0.29km**



**9 ROMULUS CRESCENT  
CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price **\$721,000** Sold Date **01-Jun-24**

Distance **1.28km**



**12 COPERNICUS CIRCUIT  
CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price **\$670,000** Sold Date **04-May-24**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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