

## 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

13 MIDDLEHAM CLOSE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 33 MONAHANS ROAD CRANBOURNE WEST VIC 3977   | \$705,000 | 21-Nov-22 |
| 6 DANAE PLACE CRANBOURNE WEST VIC 3977      | \$720,000 | 02-Dec-22 |
| 41 TAPLAN CRESCENT CRANBOURNE WEST VIC 3977 | \$645,000 | 22-Nov-22 |

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: 29 March 2023



**33 MONAHANS ROAD  
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price **\$705,000** Sold Date **21-Nov-22**

Distance **1.49km**

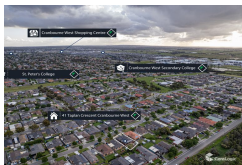


**6 DANAE PLACE CRANBOURNE  
WEST VIC 3977**

 4  2  2

Sold Price **\$720,000** Sold Date **02-Dec-22**

Distance **0.69km**



**41 TAPLAN CRESCENT  
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price **\$645,000** Sold Date **22-Nov-22**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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