

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 75 Fairhaven Boulevard, Cranbourne West, VIC 3977

Indicative selling price

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

Price Range

\$619,000

&

\$679,000

Median sale price

Median price

\$675,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/01/2024

to

31/01/2025

Source

PropTrack

Comparable property sales

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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
27 KULKAMI WAY, CRANBOURNE WEST VIC 3977	\$668,500	29/11/2024
40 BELLBRAE CRESCENT, CRANBOURNE WEST VIC 3977	\$652,000	17/10/2024
19 NERRENA RISE, CRANBOURNE WEST VIC 3977	\$620,000	23/09/2024

This Statement of Information was prepared on: 05/02/2025