

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 113 Monahans Road, Cranbourne West, VIC 3977

Indicative selling price

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

Price Range

\$550,000

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\$605,000

Median sale price

Median price

\$689,500

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/07/2024

to

30/09/2024

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
3 MACULATA DRIVE, CRANBOURNE WEST VIC 3977	\$590,000	02/08/2024
8 KALYPTOS WALK, CRANBOURNE VIC 3977	\$600,000	13/08/2024
19 NERRENA RISE, CRANBOURNE WEST VIC 3977	\$620,000	09/10/2024

This Statement of Information was prepared on: 16/10/2024