

## 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

44 FINTONA CRESCENT 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

\$830,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2022

to

30 Jun 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

3 GAIA STREET CRANBOURNE WEST VIC 3977	\$865,000	27-Jun-23
11 SCARLET ASH DRIVE CRANBOURNE WEST VIC 3977	\$850,000	13-Jun-23
6 STABLEFORD DRIVE CRANBOURNE WEST VIC 3977	\$840,000	21-Apr-23

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 July 2023



**3 GAIA STREET CRANBOURNE  
WEST VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup>

**\$865,000**

Sold Date

**27-Jun-23**

Distance

**0.49km**



**11 SCARLET ASH DRIVE  
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup>

**\$850,000**

Sold Date

**13-Jun-23**

Distance

**0.96km**



**6 STABLEFORD DRIVE  
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price

**\$840,000**

Sold Date

**21-Apr-23**

Distance

**1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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