

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 1/49 Stawell Street, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$549,000

&

\$599,000

Median sale price

Median price

\$598,000

Property Type

Townhouse

Suburb

Cranbourne (3977)

Period - From

01/02/2021

to

28/02/2022

Source

Realestate.com.au

Comparable property sales

A 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
7 BORONIA AVENUE, CRANBOURNE VIC 3977	\$599,000	20/01/2022
41 WILLOW GLEN BOULEVARD, CRANBOURNE VIC 3977	\$599,000	01/02/2022
37 VILLAGER STREET. CRANBOURNE EAST. VIC 3977	\$570,000	24/10/2021

This Statement of Information was prepared on: 15/03/2022