

## 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

3/6 FAIRFIELD STREET CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

18 DENISTOUN CRESCENT CRANBOURNE VIC 3977	\$600,000	01-Jul-22
9A CAMPBELL PARADE CRANBOURNE VIC 3977	\$600,000	18-Jul-22
33 WOODRIGHT CIRCUIT CRANBOURNE VIC 3977	\$610,000	08-Oct-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.~~

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**18 DENISTOUN CRESCENT  
CRANBOURNE VIC 3977**

 3  2  2

Sold Price **\$600,000** Sold Date **01-Jul-22**

Distance **2.13km**

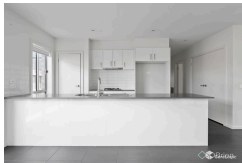


**9A CAMPBELL PARADE  
CRANBOURNE VIC 3977**

 3  2  2

Sold Price Sold Date **18-Jul-22**

Distance **1.11km**



**33 WOODRIGHT CIRCUIT  
CRANBOURNE VIC 3977**

 3  2  2

Sold Price **\$610,000** Sold Date **08-Oct-22**

Distance **2.1km**



**50 SPIRIT BOULEVARD  
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$557,000** Sold Date **18-Jun-22**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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