

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 7/224 Monahans Road, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$345,000

&

\$379,500

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Cranbourne (3977)

Period - From

01/07/2019

to

30/09/2020

Source

Corelogic

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
40 VIRGINIA STREET, CRANBOURNE VIC 3977	\$353,000	24/04/2020
2/9 WALTER STREET, CRANBOURNE VIC 3977	\$332,500	10/10/2019
3/4-6 WILLIAM STREET, CRANBOURNE VIC 3977	\$370,000	01/07/2019

This Statement of Information was prepared on: 19/10/2020