

## 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

138 Monahans Road 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

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Cranbourne

Period-from

01 May 2019

to

30 Apr 2020

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 Roma Avenue Cranbourne VIC 3977   | \$480,000 | 15-Dec-19 |
| 11 Farrer Close Cranbourne VIC 3977 | \$480,551 | 07-Mar-20 |
|                                     |           |           |

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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**3 Roma Avenue Cranbourne VIC 3977**

3 1 2

Sold Price

**\$480,000**

Sold Date

**15-Dec-19**

Distance

**0.51km**



**11 Farrer Close Cranbourne VIC 3977**

3 1 2

Sold Price

**\$480,551**

Sold Date

**07-Mar-20**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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