

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 Mariposa Grove, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$599,900

&

\$659,000

Median sale price

Median price

\$639,499

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/01/2023

to

30/06/2023

Source

Pricefinder

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
2 STRAFFORD AVENUE, CRANBOURNE VIC 3977	\$631,500	19/09/2023
18 FILOMENA COURT, CRANBOURNE NORTH VIC 3977	\$645,000	11/07/2023
22 CORIYULE COURT, CRANBOURNE NORTH VIC 3977	\$610,000	13/05/2023

This Statement of Information was prepared on: 28/09/2023