

## 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

8A MCLAREN AVENUE 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

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

21 WOODRIGHT CIRCUIT CRANBOURNE VIC 3977	\$645,000	29-Aug-24
2A WALTER STREET CRANBOURNE VIC 3977	\$670,000	22-Oct-24

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.

This Statement of Information was prepared on: 16 January 2025

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**21 WOODRIGHT CIRCUIT  
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$645,000** Sold Date **29-Aug-24**

Distance **1.69km**



**2A WALTER STREET  
CRANBOURNE VIC 3977**

4 3 1

Sold Price **\$670,000** Sold Date **22-Oct-24**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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