



## **STATEMENT OF INFORMATION**

109 MONAHANS ROAD, CRANBOURNE WEST, VIC 3977

PREPARED BY ISHAN PATEL, FINNING FIRST NATIONAL



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**109 MONAHANS ROAD, CRANBOURNE**

3 1 4

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$579,950**

Provided by: Ishan Patel, Finning First National

### MEDIAN SALE PRICE



**CRANBOURNE WEST, VIC, 3977**

Suburb Median Sale Price (House)

**\$687,500**

01 January 2024 to 31 December 2024

Provided by: pricefinder

### COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**113 MONAHANS RD, CRANBOURNE WEST,**

3 1 2

Sale Price

**\*\*\$540,000**

Sale Date: 10/12/2024

Distance from Property: 30m



**9 KARA WALK, CRANBOURNE, VIC 3977**

3 1 1

Sale Price

**\$500,000**

Sale Date: 11/11/2024

Distance from Property: 585m



**10 CAMMS RD, CRANBOURNE, VIC 3977**

3 1 2

Sale Price

**\$580,000**

Sale Date: 25/09/2024

Distance from Property: 590m

This report has been compiled on 21/02/2025 by Finning First National. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

109 MONAHANS ROAD, CRANBOURNE WEST, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$579,950

### Median sale price

Median price

\$687,500

Property type

House

Suburb

CRANBOURNE  
WEST

Period

01 January 2024 to 31 December  
2024

Source

  
pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

113 MONAHANS RD, CRANBOURNE WEST, VIC 3977	**\$540,000	10/12/2024
9 KARA WALK, CRANBOURNE, VIC 3977	\$500,000	11/11/2024
10 CAMMS RD, CRANBOURNE, VIC 3977	\$580,000	25/09/2024

This Statement of Information was prepared on:

21/02/2025