

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

3 MERRIJIG AVENUE CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

2 KARA WALK CRANBOURNE VIC 3977	\$572,000	18-Feb-22
47 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$575,000	30-Nov-21
41 HONEY MYRTLE WAY CRANBOURNE VIC 3977	\$580,000	28-Oct-21

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: 19 March 2022



2 KARA WALK CRANBOURNE VIC 3977

Sold Price

RS

\$572,000

Sold Date

18-Feb-22

3

1

2

Distance

1.55km



47 VALENCIA CIRCUIT CRANBOURNE VIC 3977

Sold Price

\$575,000

Sold Date

30-Nov-21

3

2

4

Distance

0.68km



41 HONEY MYRTLE WAY CRANBOURNE VIC 3977

Sold Price

\$580,000

Sold Date

28-Oct-21

3

2

2

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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