

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

104 MONAHANS ROAD, CRANBOURNE, VIC 3977

Indicative selling price

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

Single Price / Range

549,950

Median sale price

Median price

\$460,000

House

X

Unit

Suburb

CRANBOURNE

Period

01 January 2017 to 31 March 2017

Source

pricefinder

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
44 SPRINGHILL DR, CRANBOURNE, VIC 3977	*\$600,000	22/04/2017
5 CARMODY CRT, CRANBOURNE, VIC 3977	Price Withheld	05/04/2017
19 EBONY ST, CRANBOURNE, VIC 3977	\$511,995	29/01/2017
12 BARKLY ST, CRANBOURNE, VIC 3977	*\$500,000	07/03/2017

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