

## 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

22/224 MONAHANS ROAD 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

\$399,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$481,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/83 CLARENDON STREET CRANBOURNE VIC 3977	\$416,000	13-Oct-21
3/11-13 DEARING AVENUE CRANBOURNE VIC 3977	\$407,000	09-Mar-23
1/15 ARNOLD STREET CRANBOURNE VIC 3977	\$413,500	04-Oct-22

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 March 2023



## 1/83 CLARENDON STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$416,000** Sold Date **13-Oct-21**

Distance **1.97km**



## 3/11-13 DEARING AVENUE CRANBOURNE VIC 3977

2 1 1

Sold Price <sup>RS</sup> **\$407,000** Sold Date **09-Mar-23**

Distance **1.83km**



## 1/15 ARNOLD STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$413,500** Sold Date **04-Oct-22**

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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