

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

7 MERION VISTA 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Land

Suburb

Cranbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

9 GALWAY PLACE CRANBOURNE VIC 3977	\$881,000	04-Jan-25
7 BIRKDALE AVENUE CRANBOURNE VIC 3977	\$955,000	14-Nov-24
5 WATERVILLE VISTA CRANBOURNE VIC 3977	\$975,000	24-Jan-25

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: 10 April 2025



**9 GALWAY PLACE CRANBOURNE
VIC 3977**

Sold Price

\$881,000

Sold Date

04-Jan-25



4



2



2

Distance

0.3km



**7 BIRKDALE AVENUE
CRANBOURNE VIC 3977**

Sold Price

\$955,000

Sold Date

14-Nov-24



5



2



2

Distance

0.74km



**5 WATERVILLE VISTA
CRANBOURNE VIC 3977**

Sold Price

\$975,000

Sold Date

24-Jan-25



4



2



2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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