

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

195 Monahans Road, Cranbourne West Vic 3977

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Cranbourne West

Period - From

01/10/2019

to

31/12/2019

Source

REIV

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 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
1	41 Breens Rd CRANBOURNE WEST 3977	\$538,000	03/12/2019
2	7 Jacinta Dr CRANBOURNE WEST 3977	\$510,000	16/11/2019
3			

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 six months.~~

This Statement of Information was prepared on:

12/02/2020 15:17



Property Type: House (Res)

Land Size: 561 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

December quarter 2019: \$565,000

Comparable Properties



41 Breens Rd CRANBOURNE WEST 3977
(REI)

Agent Comments



Price: \$538,000

Method: Private Sale

Date: 03/12/2019

Property Type: House



7 Jacinta Dr CRANBOURNE WEST 3977
(REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 16/11/2019

Rooms: 5

Property Type: House

Land Size: 547 sqm approx

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 six months.