

STATEMENT OF INFORMATION

10 FAIRHAVEN BOULEVARD, CRANBOURNE WEST, VIC 3977

PREPARED BY JASON BROWN, FINNING FIRST NATIONAL



**first
national**
REAL ESTATE

Finning

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

10 FAIRHAVEN BOULEVARD, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range:

\$620,000 to \$650,000

Median sale price

Median price

\$669,750

Property type

House

Suburb

CRANBOURNE
WEST

Period

01 July 2022 to 30 September
2022

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

67 FAIRHAVEN BVD, CRANBOURNE WEST, VIC 3977	*\$634,499	28/09/2022
1 FAIRHAVEN BVD, CRANBOURNE WEST, VIC 3977	*\$640,000	16/08/2022
20 FAIRHAVEN BVD, CRANBOURNE WEST, VIC 3977	\$670,000	02/08/2022

This Statement of Information was prepared on:

19/10/2022