

## 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

1/15 FAIRBAIRN ROAD CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 175A MONAHANS ROAD CRANBOURNE WEST VIC 3977  | \$575,000 | 14-Oct-24 |
| 70 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977 | \$605,000 | 06-Jul-24 |
| 2/6 DELMONT COURT CRANBOURNE VIC 3977        | \$580,000 | 27-Aug-24 |

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: 09 December 2024



**175A MONAHANS ROAD  
CRANBOURNE WEST VIC 3977**

 3  1  1

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date

**14-Oct-24**

Distance

**1.54km**



**70 WILLOW GLEN BOULEVARD  
CRANBOURNE VIC 3977**

 3  2  2

Sold Price

**\$605,000**

Sold Date

**06-Jul-24**

Distance

**1.46km**



**2/6 DELMONT COURT  
CRANBOURNE VIC 3977**

 3  2  1

Sold Price

**\$580,000**

Sold Date

**27-Aug-24**

Distance

**1.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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