

## 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

3/2 FAIRFIELD STREET 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Feb 2024

to

31 Jan 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

2/2 FAIRFIELD STREET CRANBOURNE VIC 3977	\$420,000	23-Oct-24
6/7-9 TUCKER STREET CRANBOURNE VIC 3977	\$440,500	03-Feb-25
2/104 DUFF STREET CRANBOURNE VIC 3977	\$458,000	10-Oct-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: 11 February 2025



**2/2 FAIRFIELD STREET  
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$420,000** Sold Date **23-Oct-24**

Distance **0.02km**



**6/7-9 TUCKER STREET  
CRANBOURNE VIC 3977**

2 1 3

Sold Price <sup>RS</sup> **\$440,500** Sold Date **03-Feb-25**

Distance **0.16km**



**2/104 DUFF STREET  
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$458,000** Sold Date **10-Oct-24**

Distance **0.85km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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