

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

129 MONAHANS ROAD, CRANBOURNE WEST, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$490,000 to \$510,000

### Median sale price

Median price

\$518,626

House

☒

Unit

☐

Suburb

CRANBOURNE  
WEST

Period

01 October 2017 to 31 December  
2017

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
8 MIDDLEHAM CL, CRANBOURNE WEST, VIC 3977	*\$530,000	10/02/2018
13 FISHBURN PL, CRANBOURNE WEST, VIC 3977	*\$520,000	13/01/2018
2 BORROWDALE CRT, CRANBOURNE WEST, VIC 3977	\$495,000	27/11/2017