Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	ale							
Address Including suburb and postcode	117 FUSION (117 FUSION CIRCUIT CRANBOURNE WEST VIC 3977						
Indicative selling price		c.gov.aı	u/underquoting	(*De	lete single price	e or range	as applicable)	
Single Price			or range between		\$605,000	&	\$620,000	
Median sale price (*Delete house or unit as a	ipplicable)							
Median Price	\$523,000	Property type			Unit	Suburb	Cranbourne West	
Period-from	01 Oct 2024	to	30 Sep 202	25	Source		Cotality	
Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property for sestate agent or agent's representative considers to be most comparable to the Address of comparable property P								

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: 13 October 2025



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