

## 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

14 BERNBOROUGH AVENUE CRANBOURNE WEST 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2024

to

30 Apr 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

22 ALLEMBY DRIVE CRANBOURNE WEST VIC 3977	-	28-Mar-25
106 RAISELL ROAD CRANBOURNE WEST VIC 3977	\$690,000	01-Apr-25
11 MIRALIE WAY CRANBOURNE WEST VIC 3977	\$680,000	15-May-25

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: 28 May 2025

Jayme Lee  
P 03 9775 4489  
M 0458 575 556  
E jayme@blackfoxrealestate.com.au



**22 ALLEMBY DRIVE CRANBOURNE** Sold Price  
**WEST VIC 3977**

3 2 2

RS - UN Sold Date **28-Mar-25**

Distance **0.2km**



**106 RAISELL ROAD CRANBOURNE** Sold Price  
**WEST VIC 3977**

3 2 2

RS **\$690,000** Sold Date **01-Apr-25**

Distance **0.43km**



**11 MIRALIE WAY CRANBOURNE** Sold Price  
**WEST VIC 3977**

3 2 2

Sold Price RS **\$680,000** Sold Date **15-May-25**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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