

## 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

16 ALARAH BOULEVARD 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

\$550,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Cranbourne West

Period-from

01 Jun 2024

to

31 May 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

|   |           |           |
|---|-----------|-----------|
| 20 PUSH-PEA WAY CRANBOURNE WEST VIC 3977  | \$587,000 | 22-Feb-25 |
| 3 FUSION CIRCUIT CRANBOURNE WEST VIC 3977 | \$580,000 | 06-Jun-25 |
| 8 NANEA PATH CRANBOURNE VIC 3977          | \$581,000 | 02-Jan-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: 13 June 2025



**20 PUSH-PEA WAY CRANBOURNE WEST VIC 3977** Sold Price **\$587,000** Sold Date **22-Feb-25**

 3  2  2

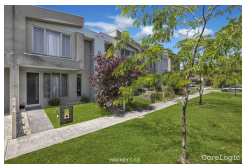
Distance **1.89km**



**3 FUSION CIRCUIT CRANBOURNE WEST VIC 3977** Sold Price <sup>RS</sup> **\$580,000** Sold Date **06-Jun-25**

 3  2  2

Distance **1.85km**



**8 NANEA PATH CRANBOURNE VIC 3977** Sold Price **\$581,000** Sold Date **02-Jan-25**

 3  2  2

Distance **0.75km**

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

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