

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

2/15 FAIRBAIRN ROAD CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$290,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Other

Suburb

Cranbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

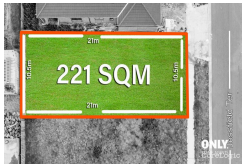
Date of sale

15 JESSFIELD TERRACE CRANBOURNE EAST VIC 3977	\$310,000	07-Apr-24
LOT 1411/73 LANGER CIRCUIT CRANBOURNE VIC 3977	\$375,000	03-Mar-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: 17 November 2024



**15 JESSFIELD TERRACE
CRANBOURNE EAST VIC 3977**

 4  2  1

Sold Price

\$310,000

Sold Date **07-Apr-24**

Distance

1.05km



**LOT 1411/73 LANGER CIRCUIT
CRANBOURNE VIC 3977**

 -  -  -

Sold Price

\$375,000

Sold Date **03-Mar-24**

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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