#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	5 Mayday Drive, Cranbourne West Vic 3977
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 &		\$950,000
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#### Median sale price

Median price	\$715,000	Pro	perty Type H	louse		Suburb	Cranbourne West
Period - From	01/01/2025	to	31/03/2025	So	ource	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	43 Aquatic Dr CRANBOURNE WEST 3977	\$935,000	06/03/2025
2	4 Queensberry St CRANBOURNE WEST 3977	\$935,000	21/02/2025
3	47 Stringer Av CRANBOURNE 3977	\$940,000	17/01/2025

#### 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 six months.

This Statement of Information was prepared on:	05/06/2025 14:36



Date of sale







Property Type: House Land Size: 448 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$900,000 - \$950,000 **Median House Price** March quarter 2025: \$715,000

## Comparable Properties



43 Aquatic Dr CRANBOURNE WEST 3977 (REI/VG)

Price: \$935,000

Method: Private Sale Date: 06/03/2025 Property Type: House (Res)

Land Size: 448 sqm approx

**Agent Comments** 



4 Queensberry St CRANBOURNE WEST 3977 (REI/VG)

**Agent Comments** 

Price: \$935,000 Method: Private Sale Date: 21/02/2025

Property Type: House Land Size: 512 sqm approx

47 Stringer Av CRANBOURNE 3977 (REI/VG)

**Agent Comments** 

Price: \$940,000 Method: Private Sale Date: 17/01/2025

Property Type: House Land Size: 319 sqm approx

Account - Barry Plant | P: 03 9803 0400





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