

## 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

7 BUNURONG PLACE CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Cranbourne

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

4 CRANBERRY PLACE CRANBOURNE VIC 3977	\$885,000	17-Nov-24
23 MCGAVIN WAY CRANBOURNE VIC 3977	\$850,000	28-Apr-25
3 PUTTER ROAD CRANBOURNE VIC 3977	\$810,000	14-Feb-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: 07 May 2025



## 4 CRANBERRY PLACE CRANBOURNE VIC 3977

4 2 3

Sold Price **\$885,000** Sold Date **17-Nov-24**

Distance **1.82km**



## 23 MCGAVIN WAY CRANBOURNE VIC 3977

4 2 2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **28-Apr-25**

Distance **1.89km**



## 3 PUTTER ROAD CRANBOURNE VIC 3977

4 2 2

Sold Price **\$810,000** Sold Date **14-Feb-25**

Distance **1.91km**

RS = Recent sale      UN = Undisclosed Sale

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