

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

35 MERRIBAH WAY CRANBOURNE WEST 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,500

Property type

House

Suburb

Cranbourne West

Period-from

31 Mar 2023

to

31 Jul 2023

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

29 RACHEL DRIVE CRANBOURNE NORTH VIC 3977

\$460,000

13-Jul-23

5 JASA CRESCENT CRANBOURNE WEST VIC 3977

\$510,000

14-Jun-23

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: 22 August 2023



O'Brien Real Estate

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**29 RACHEL DRIVE CRANBOURNE
NORTH VIC 3977**

3 1 1

Sold Price

^{RS} **\$460,000**

Sold Date

13-Jul-23

Distance

3.26km



**5 JASA CRESCENT CRANBOURNE
WEST VIC 3977**

3 1 1

Sold Price

^{RS} **\$510,000**

Sold Date

14-Jun-23

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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