

## 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

3/15 FAIRFIELD STREET CRANBOURNE 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

\$505,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 6 AVERNE STREET CRANBOURNE VIC 3977     | \$520,000 | 20-Nov-24 |
| 2/55 STAWELL STREET CRANBOURNE VIC 3977 | \$515,000 | 19-Feb-25 |
| 3/14 BRUNT STREET CRANBOURNE VIC 3977   | \$513,000 | 23-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: 01 May 2025



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**6 AVERNE STREET CRANBOURNE  
VIC 3977**

Sold Price

**\$520,000**

Sold Date **20-Nov-24**

3 1 2

Distance **0.73km**



**2/55 STAWELL STREET  
CRANBOURNE VIC 3977**

Sold Price

**\$515,000**

Sold Date **19-Feb-25**

3 1 1

Distance **1.39km**



**3/14 BRUNT STREET  
CRANBOURNE VIC 3977**

Sold Price

**\$513,000**

Sold Date **23-Jan-25**

3 1 2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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