

## 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

186 Monahans Road 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

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$494,000

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2018

to

30 Nov 2019

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

1 Roma Avenue Cranbourne VIC 3977	\$460,000	12-Aug-19
17 Clairmont Avenue Cranbourne VIC 3977	\$452,000	09-Apr-19
32 Marylyn Place Cranbourne VIC 3977	\$455,000	28-May-19

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: 09 December 2019



**1 Roma Avenue Cranbourne VIC 3977**

 3  2  1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**12-Aug-19**

Distance

**0.32km**



**17 Clairmont Avenue Cranbourne VIC 3977**

 3  1  2

Sold Price

**\$452,000**

Sold Date

**09-Apr-19**

Distance

**0.69km**

**Notes from your agent**

13 days  
 Priced: \$430,000-\$473,000  
 Sold:\$452,000



**32 Marylyn Place Cranbourne VIC 3977**

 3  1  1

Sold Price

**\$455,000**

Sold Date

**28-May-19**

Distance

**0.96km**

**Notes from your agent**

12 days on market  
 Sold: \$455,000

**RS** = Recent sale      **UN** = Undisclosed Sale

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