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 MERRITT AVENUE 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	$730,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	House	Suburb	Cranbourne West
Period-from	01 Oct 2023	to	30 Sep 2024	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
7 LINDWALL DRIVE CRANBOURNE WEST VIC 3977	$725,000	18-Sep-24
31 JUPITER CRESCENT CRANBOURNE WEST VIC 3977	$752,000	20-May-24

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.

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7 LINDWALL DRIVE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS **$725,000** Sold Date **18-Sep-24**

Distance **0.63km**



31 JUPITER CRESCENT CRANBOURNE WEST VIC 3977

3 2 2

Sold Price **$752,000** Sold Date **20-May-24**

Distance **0.8km**

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

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