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 (*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

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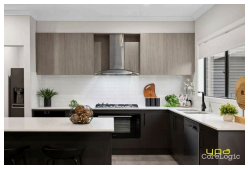


4 CRANBERRY PLACE CRANBOURNE VIC 3977

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 RS **$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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