

## 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

104 FUSION CIRCUIT CRANBOURNE WEST 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Other

Suburb

Cranbourne West

Period-from

01 Mar 2023

to

29 Feb 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

|  |           |           |
|--|-----------|-----------|
| 44 MYRTLE WALK CRANBOURNE WEST VIC 3977    | \$610,000 | 25-Feb-23 |
| 11 PUSH-PEA WAY CRANBOURNE WEST VIC 3977   | \$650,000 | 05-Oct-23 |
| 11 HEBRIDES CLOSE CRANBOURNE WEST VIC 3977 | \$568,000 | 22-Jan-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.~~

This Statement of Information was prepared on: 07 March 2024


**44 MYRTLE WALK CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price

**\$610,000**

Sold Date

**25-Feb-23**

Distance

**0.07km**
**11 PUSH-PEA WAY CRANBOURNE  
WEST VIC 3977**

3 3 4

Sold Price

**\$650,000**

Sold Date

**05-Oct-23**

Distance

**0.18km**
**11 HEBRIDES CLOSE CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price

**<sup>RS</sup>\$568,000<sup>UN</sup>**

Sold Date

**22-Jan-24**

Distance

**1.41km**

RS = Recent sale

UN = Undisclosed Sale

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