

## 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

13 STONEHAVEN AVENUE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

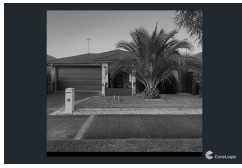
Date of sale

47 ATLAS DRIVE CRANBOURNE WEST VIC 3977	826000	12-Jul-23
14 MATADOR WAY CRANBOURNE SOUTH VIC 3977	800000	12-Jul-23
5 LOCHGREEN VIEW CRANBOURNE VIC 3977	815000	17-Mar-23

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: 21 August 2023


**47 ATLAS DRIVE CRANBOURNE  
WEST VIC 3977**
 4  2  2

Sold Price

<sup>RS</sup> **826000**

Sold Date

**12-Jul-23**

Distance

**1.72km**

**14 MATADOR WAY CRANBOURNE  
SOUTH VIC 3977**
 3  2  2

Sold Price

<sup>RS</sup> **800000**

Sold Date

**12-Jul-23**

Distance

**0.98km**

**5 LOCHGREEN VIEW  
CRANBOURNE VIC 3977**
 3  2  2

Sold Price

**815000**

Sold Date

**17-Mar-23**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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