

## 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

49 FLICKA BOULEVARD 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

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$664,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2023

to

31 Mar 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

53 FLICKA BOULEVARD CRANBOURNE WEST VIC 3977	\$580,000	23-Feb-24
13 PEBBLEBEACH PATH CRANBOURNE VIC 3977	\$550,000	06-Feb-24
30 MYRTLE WALK CRANBOURNE WEST VIC 3977	\$585,900	12-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: 24 April 2024



**53 FLICKA BOULEVARD  
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$580,000** Sold Date **23-Feb-24**

Distance **0.03km**



**13 PEBBLEBEACH PATH  
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$550,000** Sold Date **06-Feb-24**

Distance **0.7km**



**30 MYRTLE WALK CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price **\$585,900** Sold Date **12-Jan-24**

Distance **1.34km**



**86 FUSION CIRCUIT CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price **\$580,000** Sold Date **07-Mar-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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