

## 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

9 ROMULUS CRESCENT 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

\$700,000

&

\$750,000

### 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

3 WANSTEAD WAY CRANBOURNE WEST VIC 3977	\$710,000	13-Oct-23
15 ELMSFORD CRESCENT CRANBOURNE WEST VIC 3977	\$720,000	09-Sep-23
49 ST CLAIR AVENUE CRANBOURNE WEST VIC 3977	\$700,000	03-Mar-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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OBrien Real Estate

Maureen Bartolo

M 0414514118

E mauree.bartolo@obrienrealestate.com.au



**3 WANSTEAD WAY CRANBOURNE WEST VIC 3977**

Sold Price

**\$710,000**

Sold Date

**13-Oct-23**

4 2 2

Distance

**0.21km**



**15 ELMSFORD CRESCENT CRANBOURNE WEST VIC 3977**

Sold Price

**\$720,000**

Sold Date

**09-Sep-23**

4 2 2

Distance

**0.43km**



**49 ST CLAIR AVENUE CRANBOURNE WEST VIC 3977**

Sold Price

**\$700,000**

Sold Date

**03-Mar-24**

4 2 2

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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