

# 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 2/21 Merrijig 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)

Range between \$495,000 & \$544,000

### Median sale price

Median price \$492,067 Property Type Unit Suburb Cranbourne

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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 six 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
1	3/14 Brunt St CRANBOURNE 3977	\$513,000	23/01/2025
2	1/6-8 Walter St CRANBOURNE 3977	\$560,000	20/01/2025
3	6 Avene St CRANBOURNE 3977	\$520,000	20/11/2024

**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 six months.~~

This Statement of Information was prepared on: 12/04/2025 08:20

Darren Eichenberger  
9775 7500  
0419 874279

darrene@mcgrath.com.au

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

March quarter 2025: \$492,067



**Property Type:**

Agent Comments

## Comparable Properties



**3/14 Brunt St CRANBOURNE 3977 (REI/VG)**

Agent Comments



**Price:** \$513,000

**Method:** Private Sale

**Date:** 23/01/2025

**Property Type:** Unit



**1/6-8 Walter St CRANBOURNE 3977 (REI)**

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 20/01/2025

**Property Type:** Unit



**6 Avene St CRANBOURNE 3977 (REI/VG)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 20/11/2024

**Property Type:** Unit

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.