

## 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

3/19-21 MACULATA DRIVE 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

\$455,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Cranbourne West

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/2 FAIRFIELD STREET CRANBOURNE VIC 3977	\$460,000	28-Mar-25
5/19-21 MACULATA DRIVE CRANBOURNE WEST VIC 3977	\$475,000	13-Mar-25
8/95-101 BREENS ROAD CRANBOURNE WEST VIC 3977	\$465,000	04-Feb-25

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: 15 April 2025



**3/2 FAIRFIELD STREET  
CRANBOURNE VIC 3977**

 2  1  1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **28-Mar-25**

Distance **1.1km**



**5/19-21 MACULATA DRIVE  
CRANBOURNE WEST VIC 3977**

 2  1  1

Sold Price **\$475,000** Sold Date **13-Mar-25**

Distance **0km**



**8/95-101 BREENS ROAD  
CRANBOURNE WEST VIC 3977**

 2  1  1

Sold Price **\$465,000** Sold Date **04-Feb-25**

Distance **1.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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