

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

4/21 MERRIJIG AVENUE CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

2/21 MERRIJIG AVENUE CRANBOURNE VIC 3977	\$544,000	03-May-25
6 AVERNE STREET CRANBOURNE VIC 3977	\$520,000	20-Nov-24
3/14 BRUNT STREET CRANBOURNE VIC 3977	\$513,000	23-Jan-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.~~

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Jessica Eichenberger
P 97757500
M 0447100045
E jessicae@mcgrath.com.au



2/21 MERRIJIG AVENUE
CRANBOURNE VIC 3977

3 1 1

Sold Price **\$544,000** Sold Date **03-May-25**

Distance **0km**



6 AVERNE STREET CRANBOURNE
VIC 3977

3 2 2

Sold Price **\$520,000** Sold Date **20-Nov-24**

Distance **0.59km**



3/14 BRUNT STREET
CRANBOURNE VIC 3977

3 1 2

Sold Price **\$513,000** Sold Date **23-Jan-25**

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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