

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 SPRING WATER CRESCENT 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Cranbourne

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

9 SPRING WATER CRESCENT CRANBOURNE VIC 3977	\$830,000	16-Apr-25
7 BROOKLAND GREENS BOULEVARD CRANBOURNE VIC 3977	\$852,000	20-Jul-24
11 FERNHILL AVENUE CRANBOURNE VIC 3977	\$810,000	11-May-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: 17 April 2025

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**9 SPRING WATER CRESCENT
 CRANBOURNE VIC 3977**

 4  2  2

Sold Price ^{RS} **\$830,000** Sold Date **16-Apr-25**

Distance **0.05km**



**7 BROOKLAND GREENS
 BOULEVARD CRANBOURNE VIC
 3977**

 4  2  2

Sold Price **\$852,000** Sold Date **20-Jul-24**

Distance **0.11km**



**11 FERNHILL AVENUE
 CRANBOURNE VIC 3977**

 4  2  2

Sold Price **\$810,000** Sold Date **11-May-24**

Distance **0.12km**

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

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