

## 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

6 FARRER CLOSE CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2024

to

31 May 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 GEOFFREY COURT CRANBOURNE VIC 3977	\$680,000	14-Jan-25
6 NARIEL PLACE CRANBOURNE WEST VIC 3977	\$715,000	28-Feb-25
3 ROMA AVENUE CRANBOURNE VIC 3977	\$698,800	02-Jun-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: 08 June 2025



## 3 GEOFFREY COURT CRANBOURNE VIC 3977

3 2 2

Sold Price **\$680,000** Sold Date **14-Jan-25**

Distance **1.01km**



## 6 NARIEL PLACE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price **\$715,000** Sold Date **28-Feb-25**

Distance **1.7km**



## 3 ROMA AVENUE CRANBOURNE VIC 3977

3 1 2

Sold Price <sup>RS</sup> **\$698,800** Sold Date **02-Jun-25**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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