

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 MASTERTON PLACE CRANBOURNE EAST 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 REDDING STREET CRANBOURNE EAST VIC 3977	\$640,000	01-Oct-24
18 VEGA TERRACE CRANBOURNE VIC 3977	\$615,000	24-Sep-24
6 VENUS PLACE CRANBOURNE VIC 3977	\$645,000	19-Sep-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: 14 January 2025

**5 REDDING STREET CRANBOURNE
EAST VIC 3977**

3 2 2

Sold Price

\$640,000

Sold Date

01-Oct-24

Distance

1.81km**18 VEGA TERRACE CRANBOURNE
VIC 3977**

3 2 2

Sold Price

\$615,000

Sold Date

24-Sep-24

Distance

1.21km**6 VENUS PLACE CRANBOURNE
VIC 3977**

3 2 2

Sold Price

\$645,000

Sold Date

19-Sep-24

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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