

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

27 Mossman Drive 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

\$435,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Cranbourne East

Period-from

01 Mar 2019

to

29 Feb 2020

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

54 Greenaway Terrace Cranbourne East VIC 3977	\$446,000	30-Jan-20
24 Mossman Drive Cranbourne East VIC 3977	\$460,000	23-Nov-19
42 Greenaway Terrace Cranbourne East VIC 3977	\$430,000	18-Jan-20

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 March 2020



OBrien Real Estate

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54 Greenaway Terrace Cranbourne East VIC 3977

3 2 1

Sold Price

\$446,000

Sold Date

30-Jan-20

Distance

0.03km



24 Mossman Drive Cranbourne East VIC 3977

3 2 1

Sold Price

\$460,000

Sold Date

23-Nov-19

Distance

0.05km



42 Greenaway Terrace Cranbourne East VIC 3977

3 1 1

Sold Price

\$430,000

Sold Date

18-Jan-20

Distance

0.12km



2 Rammer Way Cranbourne East VIC 3977

4 2 2

Sold Price

\$490,000

Sold Date

02-Oct-19

Distance

1.51km



16 Brittle Gum Road Cranbourne East VIC 3977

3 2 2

Sold Price

\$491,000

Sold Date

08-Jan-20

Distance

1.66km



13 Westphalian Rise Clyde North VIC 3978

3 2 1

Sold Price

\$456,500

Sold Date

16-Nov-19

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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11 Teviot Street Clyde VIC 3978

Sold Price

\$458,000

Sold Date

17-Nov-19



3



2



1

Distance

1.87km



9 Teviot Street Clyde VIC 3978

Sold Price

\$460,000

Sold Date

10-Oct-19



3



2



1

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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