

## 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

46 MOSSEY CRESCENT CRANBOURNE EAST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2024

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 70 MCEWAN DRIVE CRANBOURNE EAST VIC 3977  | \$680,000 | 03-Dec-24 |
| 27 MCEWAN DRIVE CRANBOURNE EAST VIC 3977  | \$675,000 | 14-Jan-25 |
| 89 NELSON STREET CRANBOURNE EAST VIC 3977 | \$700,000 | 27-Nov-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: 03 February 2025



**70 MCEWAN DRIVE CRANBOURNE** Sold Price **\$680,000** Sold Date **03-Dec-24**  
**EAST VIC 3977**

3 2 2

Distance **0.5km**



**27 MCEWAN DRIVE CRANBOURNE** Sold Price <sup>RS</sup> **\$675,000** Sold Date **14-Jan-25**  
**EAST VIC 3977**

3 2 2

Distance **0.7km**



**89 NELSON STREET CRANBOURNE** Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **27-Nov-24**  
**EAST VIC 3977**

3 2 2

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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