

## 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

8 MOONLIGHT RISE 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2021

to

31 Aug 2022

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

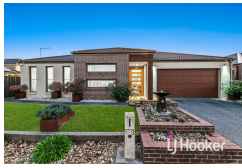
Date of sale

3 EVESHAM STREET CRANBOURNE NORTH VIC 3977	\$925,000	06-Sep-22
19 FIELDSTONE CRESCENT CRANBOURNE NORTH VIC 3977	\$930,000	02-May-22
10 LIPIZZAN WAY CLYDE NORTH VIC 3978	\$920,000	07-Apr-22

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: 16 September 2022



**3 EVESHAM STREET CRANBOURNE NORTH VIC 3977**

4 2 2

<sup>RS</sup> **\$925,000** Sold Date **06-Sep-22**

Distance **1.57km**



**19 FIELDSTONE CRESCENT CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$930,000** Sold Date **02-May-22**

Distance **1.65km**



**10 LIPIZZAN WAY CLYDE NORTH VIC 3978**

4 2 2

Sold Price **\$920,000** Sold Date **07-Apr-22**

Distance **1.6km**

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

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