

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

9 SCORCHIN DRIVE CRANBOURNE SOUTH 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

\$790,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$342,507

Property type

Land

Suburb

Cranbourne South

Period-from

01 Mar 2023

to

29 Feb 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

7 ERGANO WAY CRANBOURNE SOUTH VIC 3977	\$775,000	13-Sep-23
77 HIKARI CRESCENT CRANBOURNE SOUTH VIC 3977	\$727,000	31-Jan-24
26 LANOSSO AVENUE CRANBOURNE SOUTH VIC 3977	\$720,000	23-Oct-23

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: 04 March 2024

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**7 ERGANO WAY CRANBOURNE
SOUTH VIC 3977**

3 2 2

Sold Price **\$775,000** Sold Date **13-Sep-23**

Distance **0.52km**



**77 HIKARI CRESCENT
CRANBOURNE SOUTH VIC 3977**

3 2 2

Sold Price ^{RS} **\$727,000** Sold Date **31-Jan-24**

Distance **0.69km**



**26 LANOSSO AVENUE
CRANBOURNE SOUTH VIC 3977**

3 2 2

Sold Price **\$720,000** Sold Date **23-Oct-23**

Distance **0.77km**

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

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