

## 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

11 NEBULA LANE 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Land

Suburb

Cranbourne East

Period-from

01 Jan 2022

to

31 Dec 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

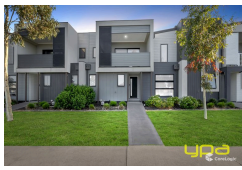
45 NUGGET WAY CRANBOURNE EAST VIC 3977	\$485,500	22-Dec-21
15 NUGGET WAY CRANBOURNE EAST VIC 3977	\$500,000	02-Nov-22
25 NUGGET WAY CRANBOURNE EAST VIC 3977	\$500,000	16-Mar-22

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: 10 January 2023

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**45 NUGGET WAY CRANBOURNE  
EAST VIC 3977**

 3
  2
  1

Sold Price

**\$485,500**

Sold Date

**22-Dec-21**

Distance

**1.12km**



**15 NUGGET WAY CRANBOURNE  
EAST VIC 3977**

 3
  2
  1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**02-Nov-22**

Distance

**1.12km**



**25 NUGGET WAY CRANBOURNE  
EAST VIC 3977**

 3
  2
  1

Sold Price

**\$500,000**

Sold Date

**16-Mar-22**

Distance

**1.12km**



**2A EASTER WAY CRANBOURNE  
EAST VIC 3977**

 3
  2
  1

Sold Price

**\$505,000**

Sold Date

**27-Oct-21**

Distance

**1.21km**

RS = Recent sale

UN = Undisclosed Sale

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